Housing Units Authorized in Virginia's Planning Districts, Counties, and Cities: 1st and 2nd Quarters, 1985

Michael A. Spar

Julia H. Martin

The Tayloe Murphy Institute
The Colgate Darden Graduate School of Business Administration
The University of Virginia

December 1985

Acknowledgements

The authors wish to thank the following individuals for their assistance in collecting the permit data presented in this report: Glen Skinner, LENOWISCO Planning District Commission; Larry Carr, Cumberland Plateau Planning District Commission; Marty Britt and Timothy Carter, Mount Rogers Planning District Commission; David Rundgren and Jeff Scott, New River Valley Planning District Commission; Wayne Strictland, FIFTH Planning District Commission; Becky Earhart and William Vaughn, Central Shenandoah Planning District Commission; Gary Fuller, Rappahannock-Rapidan Planning District Commission; James Skove, Thomas Jefferson Planning District Commission; Wayne Swift, Central Virginia Planning District Commission; Robert Dowd, West Piedmont Planning District Commission; Gail Moody, Southside Planning District Commission; Myra Goodman, Piedmont Planning District Commission; Sheryl Sullivan, RADCO Planning District Commission; Jon Grimm, Northern Neck Planning District Commission; Denny Morris and George Roarty, Crater Planning District Commission; Claudia Benjamin Gooch, Southeastern Virginia Planning District Commission; Greg Brittingham, Accomack-Northampton Planning District Commission; C. Earl Hillard, Page County Building Official; Neville H. Derflinger, Jr., Warren County Building Official.

Housing Units Authorized in Virginia's Planning Districts, Counties, and Cities: 1st and 2nd Quarters, 1985

Introduction

Building activity is one of the most frequently used indicators of economic and demographic change. At present, the number of housing units authorized by building permits is the best measure of housing starts available. Most of the information contained in this report is supplied by local building officials to the Construction Division of the U.S. Bureau of the Census. The Bureau forwards these data to the Tayloe Murphy Institute where they are tabulated and compiled. The Census Bureau does not collect data for a number of smaller localities in Virginia. For these localities, local building officials supply information to personnel in their local planning district commissions, who then forward the data to the Tayloe Murphy Institute for tabulation.

In this release the number of building permits issued for housing units in Virginia counties, independent cities, and planning districts is detailed for January-March 1985 in Table 1, and data for April-June in Table 2. The data in this series include the number of permits issued by structure type, the aggregate value of these permits, the number and cost of mobile home permits, and the number of demolitions recorded in each locality.

Readers should note that we are continuing the policy of not publishing data imputed by the Census Bureau. Localities that did not file the appropriate number of monthly reports are identified by footnotes in both tables. Also, some jurisdictions make annual rather than monthly reports. These localities are also noted in both tables.

This report analyzes and integrates current housing authorization reports, including data presented in previous editions covering the period from 1970 to the present. It is hoped that the analysis presented here will be useful to the reader both to give some idea of the trends in building activity since 1970 and also to acquaint the reader with the nature of the data and of its possible interpretations.

The reader should bear in mind that the cost figures reported here are estimated construction costs submitted by home builders. They are not equal to the actual construction costs at the time the units are completed, nor do they include land cost or profit margin for the builder. The Census Bureau estimates that, nationwide, underestimation of construction costs varies from about 17.5 percent for single units, to about 30 percent for duplexes and three to four unit structures, to more than 50 percent for structures with five or more units. Data on average cost per unit, therefore, cannot be taken as an estimate of the price of housing to the consumer. Despite these limitations, construction costs constitute a large proportion of the total market cost of housing, and thus the reported figures provide an important means of comparison among localities and for any given locality over time. Data on the number of permits issued are considerably more reliable than the data for costs. The Census Bureau considers their estimates of housing authorizations in Virginia to be accurate to within plus or minus 1 percent.

Figure 1.
Average Annual Construction Costs

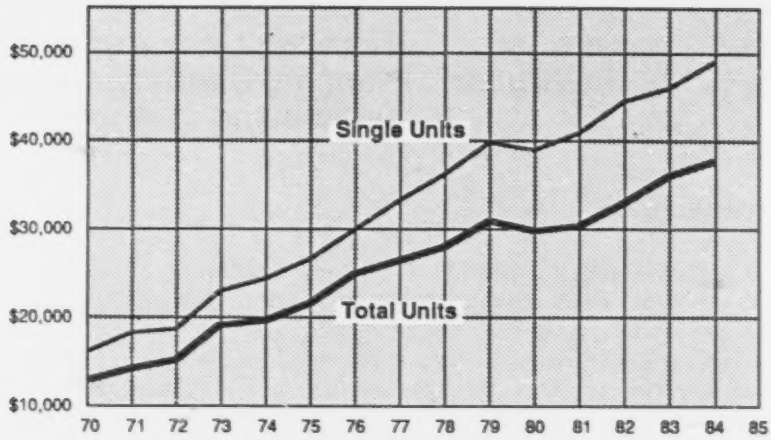


Figure 2.
Number of Permits Issued

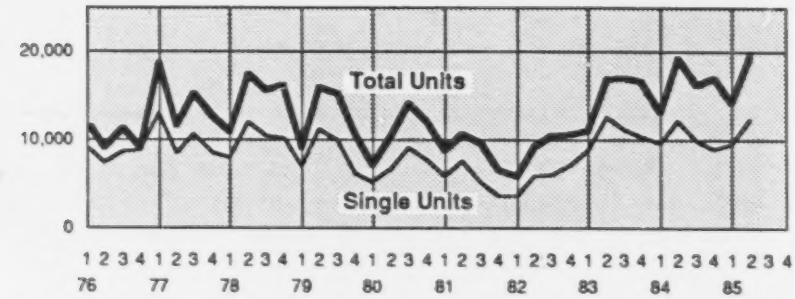
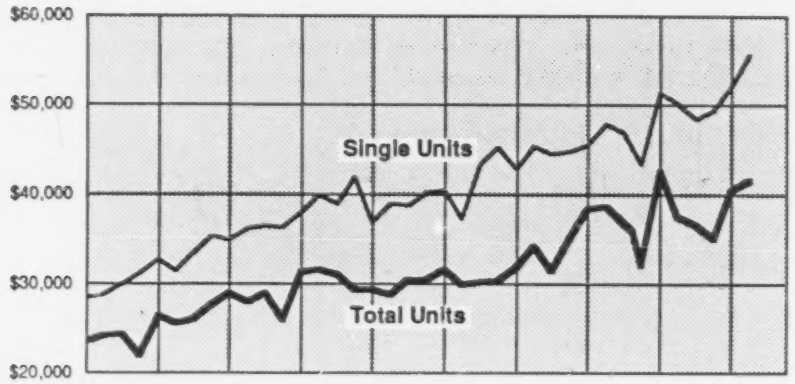


Figure 3.
Average Quarterly Construction Costs



Major Findings

- The population of Virginia increased 5.4 percent between April 1, 1980 and July 1, 1984, from 5,346,818 to 5,636,000.

- Between April 1, 1980 and June 30, 1985, permits for 277,031 housing units, including mobile homes, were issued, representing an increase of 13.7 percent over the 2,020,941 units counted in the 1980 decennial census.

- Since 1970 the cost of constructing a single family dwelling has increased by 247 percent, from $16,050 to $55,771. Since the first quarter of 1980, construction costs have increased by 51 percent.

- As shown in Chart A, the value of housing constructed in the Commonwealth during 1984 was about $2.6 billion, an increase of 15.2 percent compared to 1983. In constant dollars the increase was 10.8 percent.

- As shown in Chart B, the value of nonresidential construction in the Commonwealth during 1984 was about $1.24 billion, an increase of 22.6 percent compared to 1983. In constant dollars the increase was 18 percent.

First Quarter Trends

During the first quarter of 1985, 14,262 housing units were authorized for construction in Virginia. This is a significant increase over the previous five first quarters (from 1980 to 1984) when an average of 9,400 permits were issued each quarter. Building activity during the quarter was also well in excess of activity in the same quarter a year ago, when 13,285 units were authorized for construction. The value of permits issued during 1985:1 was $577.5 million, compared to $565.2 million during 1984:1. Statistics for single family dwellings show a similar pattern. A total of 9,472 single family housing unit permits were issued in the first quarter, an increase of 44 percent over the five year average of 6,600 units per quarter. Although the number of single family unit permits issued during 1985:1 were up 7 percent over the preceding quarter, they declined by 2 percent over the same quarter a year ago.

Building activity in Virginia generally follows national building trends. This was true during the first quarter with both Virginia and the nation recording declines in the total number of permits issued between the last quarter of 1984 and the first quarter of 1985. In addition, both Virginia and the nation had increases in the number of single family dwelling permits issued between 1984:4 and 1985:1, but smaller numbers issued in 1985:1 than in 1984:1. The only major difference between state and national trends was that the total number of units issued during 1985:1 was up 7.4 percent over the same quarter a year ago in Virginia, but down 12 percent nationwide.

Construction costs, which had been declining throughout 1984, rose sharply during the first quarter. Construction costs for an average unit increased from $34,970 during 1984:4 to $40,489 during 1985:1, an increase of almost 16 percent. Despite this large increase, construction costs were still somewhat lower in 1985:1 than in 1984:1 ($40,489 vs. $42,542). Average construction costs for single family dwellings also increased between the last quarter of 1984 and the first quarter of 1985, from $49,380 to $52,062, or 5.4 percent. The 1985:1 average cost figure also exceeded that for 1984:1 but only by 1.6 percent.

A significant proportion of all building permits issued during 1985:1 were concentrated in three areas of the state--Northern Virginia, Richmond, and the Tidewater. Permits for 3,300 units, 23 percent of the state total, were issued in the Northern Virginia Planning District (PD). The Richmond Regional PD accounted for 1,751 permits, 12.3 percent of the state total. In the Tidewater area the Southeastern Virginia PD and Peninsula PD issued 3,136 and 1,585 permits, respectively, or 22 percent and 11.1 percent of the state total. In the aggregate these four planning districts accounted for 68.5 percent of the total number of permits issued statewide; 75.5 percent of the total dollar volume of all permits, and approximately three-quarters of all single family unit permits issued, as well as three-quarters of their value.

Chart A.
Aggregate Residential Construction Costs, State of Virginia

Year	Value of Construction in Current Dollars (in Millions $)	Census Bureau Construction Cost Index		Deflated Value of Construction in Constant Dollars	
		1972=100	1977=100	1972$	1977$
1970	544.7	89.1	56.5	611.3	964.1
1971	1,023.0	94.0	59.6	1,088.3	1,716.4
1972	1,237.2	100.0	63.5	1,237.2	1,948.3
1973	1,332.9	109.5	69.5	1,217.3	1,917.8
1974	879.7	120.8	76.6	728.2	1,148.4
1975	838.9	131.6	83.5	637.5	1,004.7
1976	1,003.8	141.1	89.5	711.4	1,121.6
1977	1,564.5	158.1	100.0	989.6	1,564.5
1978	1,703.2	180.2	114.3	936.8	1,490.1
1979	1,617.3	203.3	129.3	795.4	1,250.8
1980	1,357.3	225.5	143.3	601.8	947.2
1981	1,134.8	243.3	154.6	466.4	734.0
1982	1,260.3	249.0	158.2	506.1	796.6
1983	2,257.8	254.7	161.8	886.5	1,395.4
1984	2,601.8	264.8	168.2	982.6	1,546.8

Census Bureau Construction Cost Index from Construction Review, Table E-1, volume 31, No. 2, March/April 1985.

Deflated value = current value X (100/index value)

The majority of all permits issued during the quarter were in the state's eight metropolitan areas. For all unit types combined 11,159 permits were issued in metropolitan areas, representing 78 percent of all permits issued statewide. Permits for single family units were even more highly concentrated; 84 percent were issued in the state's Metropolitan Statistical Areas (MSAs). Just three MSAs accounted for 90 percent of all metropolitan construction in the state; these are the Norfolk-Virginia Beach-Newport News MSA, the Washington MSA (Virginia portion), and the Richmond-Petersburg MSA. Within each of the state's metropolitan areas more permits are issued in suburban localities then in central cities. During the quarter suburban construction accounted for 87 to 99 percent of the construction in each MSA. The single exception is the Norfolk-Virginia Beach-Newport News MSA, where only a third of all construction took place in the suburbs.

Chart B.
Aggregate Nonresidential Construction Costs, State of Virginia

Year	Value of Construction in Current Dollars (in Millions $)	Boeckh Index for Commercial Buildings (1977=100)	Deflated Value of Construction in Constant 1977 Dollars
1980	664.9	127.7	520.7
1981	781.6	140.1	557.9
1982	790.4	151.9	520.3
1983	1,013.6	159.9	633.9
1984	1,242.8	166.2	747.8

Boeckh Index from Construction Review. Table E-1. volume 31. No. 2. March-April, 1985.

Deflated value = current value X (100/index value).

Second Quarter Trends

During the second quarter permits for 19,557 housing units were authorized in Virginia. This represents the highest quarterly total recorded since the Tayloe Murphy Institute began tracking quarterly data in 1976. The number of permits issued in 1985:2 is 44 percent higher than the five year average of 13,550 units per quarter, and 37 percent greater than the number of permits issued during the first quarter. The dollar value of the permits issued during the second quarter rose to $813.2 million, a 41 percent increase over the $577.5 million recorded during the first quarter. The number of single family unit permits issued during 1985:2, 12,285, is the third highest quarterly total recorded since 1976. This quarterly total is well above the five year average for single family dwellings of 8,950 units per quarter, as well as being nearly 30 percent higher than the number of single family dwelling permits issued during the first quarter. The aggregate value of these single family unit permits reached $685.1 million, a 39 percent increase over the $493.1 million for the first quarter.

A comparison of national construction statistics and those for Virginia shows that, while the national housing boom displays some signs of faltering, Virginia's housing boom continues at a high level. Looking at single family units, for example, the national trend indicates a slight decline between 1984:2 and 1985:2 (off by 0.2 percent). In Virginia, however, the number of single family unit permits issued increased slightly, by 1.1 percent, between 1984:2 and 1985:2. The same pattern exists in regard to total housing units. The national trend is slightly down (off 3 percent), while Virginia recorded a small increase, of 0.6 percent.

While the number of permits issued during the second quarter reached historic highs, construction costs also rose sharply. Average construction costs for all housing unit types combined reached $41,579 during 1985:2, up 8.1 percent over 1984:2. Cost increases for single family units were even more dramatic, rising 11.4 percent between 1984:2 and 1985:2, from $50,050 to $55,771.

During the second quarter building activity continued to be concentrated in three areas of the state. Nearly a quarter of all permits were issued in the Northern Virginia PD; 10.4 percent were issued in the Richmond Regional PD; and slightly over a quarter of all permits were issued in the Southeastern Virginia PD and Peninsula PD.

As was true during the first quarter, a majority of all permits issued in the second quarter were in the state's eight MSAs. For all unit types combined 14,289 permits were issued in metropolitan areas, accounting for 73 percent of the state total. Permits for single family units were even more concentrated, with nearly 81 percent of the state's total issued in metropolitan areas. Three MSAs accounted for a majority of all metropolitan construction in the state. The Norfolk-Virginia Beach-Newport News MSA issued 5,401 permits; the Washington, D.C. MSA (Virginia portion) issued 4,601; and the Richmond-Petersburg MSA issued 2,293.

Table 1.
Housing Units Authorized in Virginia Localities: 1st Quarter, 1985

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
	COUNTIES								
1	Accomack	96	2,002.9	31	383.7	65	1,619.2	33	1,279.2
2	Albemarle	179	10,999.7	9	98.7	170	10,901.0	110	8,239.2
3	Alleghany	17	389.1	5	94.1	12	295.0	12	295.0
4	Amelia	18	327.2	11	110.8	7	216.4	7	216.4
5	Amherst	56	2,150.3	15	148.1	41	2,002.2	41	2,002.2
6	Appomattox	31	719.9	22	277.4	9	442.5	9	442.5
7	Arlington	59	2,989.4	0	0.0	59	2,989.4	59	2,989.4
8	Augusta	121	2,316.5	67	NA	54	2,316.5	54	2,316.5
9	Bath	6	168.9	3	46.9	3	122.0	3	122.0
10	Bedford (1)	0	0.0	0	0.0	0	0.0	0	0.0
11	Bland	14	NA	6	NA	8	NA	8	NA
12	Botetourt	38	1,693.5	0	0.0	38	1,693.5	38	1,693.5
13	Brunswick	35	806.8	27	331.3	8	475.6	8	475.6
14	Buchanan	43	502.5	32	200.2	11	302.2	11	302.2
15	Buckingham	23	551.8	12	109.5	11	442.3	11	442.3
16	Campbell	184	3,384.6	87	NA	97	3,384.6	49	2,494.6
17	Caroline	36	908.5	15	NA	21	908.5	21	908.5
18	Carroll	42	922.0	31	380.0	11	542.0	11	542.0
19	Charles City (2)	1	52.0	0	0.0	1	52.0	1	52.0
20	Charlotte	23	442.8	13	114.2	10	328.6	10	328.6
21	Chesterfield	914	39,180.0	15	NA	899	39,180.0	899	39,180.0
22	Clarke	11	736.0	0	0.0	11	736.0	11	736.0
23	Craig	9	108.7	6	52.2	3	56.5	3	56.5
24	Culpeper (3)	1	31.0	0	0.0	1	31.0	1	31.0
25	Cumberland	8	340.0	0	0.0	8	340.0	8	340.0
26	Dickenson	NA	(Reports Annually)						
27	Dinwiddie	27	465.6	13	NA	14	465.6	14	465.6
28	Essex	NA	(Reports Annually)						
29	Fairfax	2,404	115,971.9	0	0.0	2,404	115,971.9	2,083	107,073.9
30	Fauquier	152	10,454.8	10	164.3	142	10,290.5	140	10,130.5
31	Floyd	16	309.8	6	NA	10	309.8	10	309.8
32	Fluvanna	38	1,983.9	2	NA	36	1,983.9	27	1,333.9
33	Franklin	159	5,602.6	62	NA	97	5,602.6	97	5,602.6
34	Frederick	113	4,794.4	13	209.0	100	4,585.4	92	4,360.4
35	Giles	18	262.6	15	188.1	3	74.5	3	74.5
36	Gloucester (3)	121	5,356.6	43	608.7	78	4,747.9	42	2,292.9
37	Goochland	40	1,686.1	6	NA	34	1,686.1	34	1,686.1
38	Grayson	31	747.9	20	196.9	11	551.0	11	551.0
39	Greene	41	1,152.0	18	135.5	23	1,016.5	23	1,016.5
40	Greensville	4	184.1	0	0.0	4	184.1	4	184.1

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
32	340.0	0	0.0	0	0.0	0	0	0	96	1
2	92.4	8	360.0	50	2,209.3	0	0	0	179	2
0	0.0	0	0.0	0	0.0	0	0	0	17	3
0	0.0	0	0.0	0	0.0	0	0	0	18	4
0	0.0	0	0.0	0	0.0	0	0	0	56	5
0	0.0	0	0.0	0	0.0	1	0	1	30	6
0	0.0	0	0.0	0	0.0	14	0	14	45	7
0	0.0	0	0.0	0	0.0	3	0	3	118	8
0	0.0	0	0.0	0	0.0	1	0	1	5	9
0	0.0	0	0.0	0	0.0	0	0	0	0	10
0	0.0	0	0.0	0	0.0	0	0	0	14	11
0	0.0	0	0.0	0	0.0	0	0	0	38	12
0	0.0	0	0.0	0	0.0	0	0	0	35	13
0	0.0	0	0.0	0	0.0	1	0	1	42	14
0	0.0	0	0.0	0	0.0	0	0	0	23	15
0	0.0	8	170.0	40	720.0	1	0	1	183	16
0	0.0	0	0.0	0	0.0	0	0	0	36	17
0	0.0	0	0.0	0	0.0	0	0	0	42	18
0	0.0	0	0.0	0	0.0	12	0	12	-11	19
0	0.0	0	0.0	0	0.0	0	0	0	23	20
0	0.0	0	0.0	0	0.0	3	0	3	911	21
0	0.0	0	0.0	0	0.0	1	0	1	10	22
0	0.0	0	0.0	0	0.0	0	0	0	9	23
0	0.0	0	0.0	0	0.0	1	0	1	0	24
0	0.0	0	0.0	0	0.0	0	0	0	8	25
0	0.0	0	0.0	0	0.0	0	0	0	27	26 27
2	373.0	0	0.0	319	8,525.0	0	0	0	2,404	28 29
2	160.0	0	0.0	0	0.0	0	0	0	152	30
0	0.0	0	0.0	0	0.0	0	0	0	16	31
0	0.0	0	0.0	9	650.0	0	0	0	38	32
0	0.0	0	0.0	0	0.0	1	0	1	158	33
0	0.0	0	0.0	8	225.0	0	0	0	113	34
0	0.0	0	0.0	0	0.0	0	0	0	18	35
2	40.0	4	345.0	30	2,070.0	0	0	0	121	36
0	0.0	0	0.0	0	0.0	0	0	0	40	37
0	0.0	0	0.0	0	0.0	0	0	0	31	38
0	0.0	0	0.0	0	0.0	0	0	0	41	39
0	0.0	0	0.0	0	0.0	0	0	0	4	40

Table 1. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
41	Halifax	91	NA	53	NA	38	NA	38	NA
42	Hanover	166	5,757.3	42	NA	124	5,757.3	124	5,757.3
43	Henrico	415	23,536.6	2	32.6	413	23,504.0	413	23,504.0
44	Henry	139	1,194.2	112	NA	27	1,194.2	23	1,159.2
45	Highland	1	46.0	0	0.0	1	46.0	1	46.0
46	Isle of Wight (1)	0	0.0	0	0.0	0	0.0	0	0.0
47	James City	263	12,786.6	4	NA	259	12,786.6	149	8,763.4
48	King and Queen	NA	(Reports Annually)						
49	King George	47	952.6	32	NA	15	952.6	15	952.6
50	King William	19	873.0	2	25.0	17	848.0	17	848.0
51	Lancaster	24	1,248.8	7	79.0	17	1,169.8	17	1,169.8
52	Lee	48	1,136.1	30	488.0	18	648.2	18	648.2
53	Loudoun	291	13,629.1	0	0.0	291	13,629.1	261	11,606.5
54	Louisa (2)	17	325.8	6	NA	11	325.8	7	285.8
55	Lunenburg	14	268.9	6	46.3	8	222.5	8	222.5
56	Madison	16	421.9	3	16.5	13	405.3	13	405.3
57	Mathews	NA	(Reports Annually)						
58	Mecklenburg (3)	36	929.0	19	182.7	17	746.3	17	746.3
59	Middlesex	NA	(Reports Annually)						
60	Montgomery (4)	51	1,422.0	18	NA	33	1,422.0	33	1,422.0
61	Nelson	28	1,134.8	13	102.1	15	1,032.7	15	1,032.7
62	New Kent	34	1,745.2	1	NA	33	1,745.2	33	1,745.2
63	Northampton	14	331.4	11	86.4	3	244.9	3	244.9
64	Northumberland	19	635.4	3	19.5	16	615.9	16	615.9
65	Nottoway	16	370.0	11	132.0	5	238.1	5	238.1
66	Orange	72	3,203.3	18	NA	54	3,203.3	54	3,203.3
67	Page	37	606.1	20	134.1	17	472.0	17	472.0
68	Patrick	34	704.6	24	254.1	10	450.5	10	450.5
69	Pittsylvania	142	3,226.7	89	836.0	53	2,390.7	49	2,325.7
70	Powhatan	33	1,568.3	1	20.0	32	1,548.3	32	1,548.3
71	Prince Edward	28	625.8	19	165.8	9	460.0	9	460.0
72	Prince George (3)	23	905.7	0	0.0	23	905.7	23	905.7
73	Prince William (5)	480	24,667.0	3	NA	477	24,667.0	459	24,262.0
74	Pulaski	48	642.6	31	0.8	17	641.9	17	641.9
75	Rappahannock	14	934.0	0	0.0	14	934.0	14	934.0
76	Richmond	10	165.9	7	62.9	3	103.0	3	103.0
77	Roanoke	136	6,867.0	2	NA	134	6,867.0	116	6,129.2
78	Rockbridge	30	881.1	16	155.1	14	726.0	12	721.0
79	Rockingham	119	2,781.2	59	NA	60	2,781.2	58	2,741.2
80	Russell	53	994.4	38	355.4	15	639.0	15	639.0
81	Scott	93	1,593.0	32	NA	61	1,593.0	13	456.0

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	0	0	0	91	41
0	0.0	0	0.0	0	0.0	0	0	0	166	42
0	0.0	0	0.0	0	0.0	5	0	5	410	43
0	0.0	4	35.0	0	0.0	0	0	0	139	44
0	0.0	0	0.0	0	0.0	0	0	0	1	45
0	0.0	0	0.0	0	0.0	0	0	0	0	46
38	676.1	0	0.0	72	3,347.1	0	0	0	263	47
										48
0	0.0	0	0.0	0	0.0	0	0	0	47	49
0	0.0	0	0.0	0	0.0	0	0	0	19	50
0	0.0	0	0.0	0	0.0	2	0	2	22	51
0	0.0	0	0.0	0	0.0	0	0	0	48	52
2	74.0	4	145.0	24	1,803.6	0	0	0	291	53
0	0.0	4	40.0	0	0.0	0	0	0	17	54
0	0.0	0	0.0	0	0.0	0	0	0	14	55
0	0.0	0	0.0	0	0.0	0	0	0	16	56
										57
0	0.0	0	0.0	0	0.0	0	0	0	36	58
										59
0	0.0	0	0.0	0	0.0	0	0	0	51	60
0	0.0	0	0.0	0	0.0	1	0	1	27	61
0	0.0	0	0.0	0	0.0	0	0	0	34	62
0	0.0	0	0.0	0	0.0	0	0	0	14	63
0	0.0	0	0.0	0	0.0	0	0	0	19	64
0	0.0	0	0.0	0	0.0	2	0	2	14	65
0	0.0	0	0.0	0	0.0	0	0	0	72	66
0	0.0	0	0.0	0	0.0	0	0	0	37	67
0	0.0	0	0.0	0	0.0	0	0	0	34	68
0	0.0	4	65.0	0	0.0	0	0	0	142	69
0	0.0	0	0.0	0	0.0	0	0	0	33	70
0	0.0	0	0.0	0	0.0	0	0	0	28	71
0	0.0	0	0.0	0	0.0	0	0	0	23	72
0	0.0	0	0.0	18	405.0	1	0	1	479	73
0	0.0	0	0.0	0	0.0	0	0	0	48	74
0	0.0	0	0.0	0	0.0	0	0	0	14	75
0	0.0	0	0.0	0	0.0	0	0	0	10	76
6	137.9	0	0.0	12	600.0	10	0	10	126	77
2	5.0	0	0.0	0	0.0	0	0	0	30	78
2	40.0	0	0.0	0	0.0	0	0	0	119	79
0	0.0	0	0.0	0	0.0	0	0	0	53	80
0	0.0	0	0.0	48	1,137.0	0	0	0	93	81

Table 1. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
82	Shenandoah	45	1,206.0	15	163.0	30	1,043.1	30	1,043.1
83	Smyth	42	274.0	32	NA	10	274.0	10	274.0
84	Southampton	29	705.1	15	197.9	14	507.2	8	362.2
85	Spotsylvania	232	14,708.5	0	0.0	232	14,708.5	216	14,308.5
86	Stafford	129	5,955.4	16	312.6	113	5,642.7	113	5,642.7
87	Surry	29	385.1	25	203.8	4	181.3	4	181.3
88	Sussex	20	435.3	13	94.9	7	340.3	7	340.3
89	Tazewell	95	2,107.5	69	947.8	26	1,159.7	22	1,093.7
90	Warren (7)	42	1,704.5	5	45.0	37	1,659.5	37	1,659.5
91	Washington	76	1,140.3	50	NA	26	1,140.3	26	1,140.3
92	Westmoreland	45	1,260.4	17	NA	28	1,260.4	12	842.4
93	Wise (6)	69	616.1	53	NA	16	616.1	16	616.1
94	Wythe	106	577.7	32	298.7	74	279.0	14	279.0
95	York	103	5,857.2	16	5.8	87	5,851.4	75	5,167.8
	CITIES								
96	Alexandria (1)	0	0.0	0	0.0	0	0.0	0	0.0
97	Bedford	1	55.0	0	0.0	1	55.0	1	55.0
98	Bristol	15	416.7	0	0.0	15	416.7	13	396.7
99	Buena Vista	3	114.0	0	0.0	3	114.0	3	114.0
100	Charlottesville	13	708.0	0	0.0	13	708.0	3	85.0
101	Chesapeake	852	40,496.9	39	766.7	813	39,730.2	494	30,859.7
102	Clifton Forge (1)	0	0.0	0	0.0	0	0.0	0	0.0
103	Colonial Heights	20	754.4	0	0.0	20	754.4	15	617.4
104	Covington	5	0.0	5	NA	0	0.0	0	0.0
105	Danville	21	654.8	7	98.9	14	555.9	9	455.9
106	Emporia	1	8.0	1	8.0	0	0.0	0	0.0
107	Fairfax	41	1,610.0	0	0.0	41	1,610.0	5	350.0
108	Falls Church (3)	0	0.0	0	0.0	0	0.0	0	0.0
109	Franklin	26	712.7	0	0.0	26	712.7	9	444.7
110	Fredericksburg	0	0.0	0	0.0	0	0.0	0	0.0
111	Galax	4	145.2	1	37.8	3	107.4	3	107.4
112	Hampton	413	11,353.8	2	NA	411	11,353.8	138	6,467.5
113	Harrisonburg	53	2,135.0	3	NA	50	2,135.0	34	1,925.0
114	Hopewell	25	566.0	0	0.0	25	566.0	25	566.0
115	Lexington (3)	7	276.6	0	0.0	7	276.6	7	276.6
116	Lynchburg	26	804.4	8	101.6	18	702.8	18	702.8
117	Manassas (1)	0	0.0	0	0.0	0	0.0	0	0.0
118	Manassas Park	25	875.0	0	0.0	25	875.0	25	875.0
119	Martinsville	2	25.0	0	0.0	2	25.0	0	0.0
120	Newport News	700	16,801.6	21	NA	679	16,801.6	185	7,635.9
121	Norfolk	232	7,460.0	0	0.0	232	7,460.0	75	4,600.5
122	Norton	8	0.0	8	NA	0	0.0	0	0.0

Dupler Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	0	0	0	45	82
0	0.0	0	0.0	0	0.0	6	0	6	36	83
2	55.0	4	90.0	0	0.0	0	0	0	29	84
0	0.0	0	0.0	16	400.0	3	0	3	229	85
0	0.0	0	0.0	0	0.0	2	0	2	127	86
0	0.0	0	0.0	0	0.0	0	0	0	29	87
0	0.0	0	0.0	0	0.0	0	0	0	20	88
0	0.0	4	66.0	0	0.0	0	0	0	95	89
0	0.0	0	0.0	0	0.0	0	0	0	42	90
0	0.0	0	0.0	0	0.0	0	0	0	76	91
0	0.0	16	418.0	0	0.0	0	0	0	45	92
0	0.0	0	0.0	0	0.0	0	0	0	69	93
0	0.0	0	0.0	60	NA	0	0	0	106	94
0	0.0	0	0.0	12	683.6	0	0	0	103	95
0	0.0	0	0.0	0	0.0	0	0	0	0	96
0	0.0	0	0.0	0	0.0	1	0	1	0	97
2	20.0	0	0.0	0	0.0	2	0	2	13	98
0	0.0	0	0.0	0	0.0	0	0	0	3	99
4	105.0	0	0.0	6	518.0	3	0	3	10	100
8	297.6	4	66.5	307	8,506.4	14	0	14	838	101
0	0.0	0	0.0	0	0.0	0	0	0	0	102
0	0.0	0	0.0	5	137.0	12	0	12	8	103
0	0.0	0	0.0	0	0.0	1	0	1	4	104
0	0.0	0	0.0	5	100.0	7	1	8	13	105
0	0.0	0	0.0	0	0.0	0	0	0	1	106
0	0.0	0	0.0	36	1,260.0	2	0	2	39	107
0	0.0	0	0.0	0	0.0	0	0	0	0	108
0	0.0	0	0.0	17	268.0	0	0	0	26	109
0	0.0	0	0.0	0	0.0	0	0	0	0	110
0	0.0	0	0.0	0	0.0	0	0	0	4	111
0	0.0	0	0.0	273	4,886.3	15	0	15	398	112
0	0.0	0	0.0	16	210.0	0	0	0	53	113
0	0.0	0	0.0	0	0.0	0	0	0	25	114
0	0.0	0	0.0	0	0.0	3	0	3	4	115
0	0.0	0	0.0	0	0.0	22	0	22	4	116
0	0.0	0	0.0	0	0.0	0	0	0	0	117
0	0.0	0	0.0	0	0.0	0	0	0	25	118
2	25.0	0	0.0	0	0.0	6	0	6	-4	119
2	40.0	56	836.0	436	8,289.7	15	0	15	685	120
24	542.5	32	515.0	101	1,802.0	170	0	170	62	121
0	0.0	0	0.0	0	0.0	1	0	1	7	122

Table 1. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
123	Petersburg	6	177.0	1	26.0	5	151.0	5	151.0
124	Poquoson	17	1,138.0	0	0.0	17	1,138.0	17	1,138.0
125	Portsmouth	86	3,896.3	0	0.0	86	3,896.3	86	3,896.3
126	Radford	64	1,883.0	0	0.0	64	1,883.0	3	103.0
127	Richmond	148	4,584.1	0	0.0	148	4,584.1	148	4,584.1
128	Roanoke (3)	4	255.0	0	0.0	4	255.0	4	255.0
129	Salem	29	1,533.6	0	0.0	29	1,533.6	29	1,533.6
130	South Boston	5	193.9	0	0.0	5	193.9	5	193.9
131	Staunton	96	2,983.2	0	0.0	96	2,983.2	3	104.0
132	Suffolk	181	6,135.9	10	145.5	171	5,990.4	43	3,086.8
133	Virginia Beach	1,730	87,454.8	0	0.0	1,730	87,454.8	1,329	79,165.3
134	Waynesboro	9	392.9	2	30.8	7	362.1	7	362.1
135	Williamsburg	89	3,521.8	0	0.0	89	3,521.8	9	645.6
136	Winchester	13	590.0	0	0.0	13	590.0	7	450.0
	PLANNING DISTRICTS								
137	LENOWISCO	218	3,345.2	123	488.0	95	2,857.3	47	1,720.3
138	Cumberland Plateau	191	3,604.4	139	1,503.4	52	2,100.9	48	2,034.9
139	Mount Rogers	330	4,223.8	172	913.4	158	3,310.4	96	3,290.4
140	New River Valley	197	4,520.0	70	188.9	127	4,331.2	66	2,551.2
141	Fifth	238	10,846.9	18	146.3	220	10,700.6	202	9,962.8
142	Central Shenandoah	445	12,095.4	150	232.8	295	11,862.6	182	8,728.4
143	Lord Fairfax	261	9,637.0	53	551.1	208	9,086.0	194	8,721.0
144	Northern Virginia	3,300	159,742.4	3	0.0	3,297	159,742.4	2,892	147,156.8
145	Rappahannock-Rapidan	255	15,045.0	31	180.8	224	14,864.1	222	14,704.1
146	Thomas Jefferson	316	16,304.2	48	336.3	268	15,967.9	185	11,993.1
147	Central Virginia	298	7,114.2	132	527.1	166	6,587.1	118	5,697.1
148	West Piedmont	497	11,407.9	294	1,189.0	203	10,218.9	188	9,993.9
149	Southside	167	1,929.7	99	514.0	68	1,415.8	68	1,415.8
150	Piedmont	130	2,926.5	72	678.6	58	2,247.9	58	2,247.9
151	Richmond Regional	1,751	78,109.6	67	52.6	1,684	78,057.0	1,684	78,057.0
152	RADCO	444	22,525.0	63	312.6	381	22,212.3	365	21,812.3
153	Northern Neck	98	3,310.5	34	161.4	64	3,149.1	48	2,731.1
154	Middle Peninsula	140	6,229.6	45	633.7	95	5,595.9	59	3,140.9
155	Crater	155	3,881.2	53	332.7	102	3,548.4	97	3,411.4
156	Southeastern Virginia	3,136	146,861.7	64	1,110.1	3,072	145,751.6	2,044	122,415.5
157	Peninsula	1,585	51,459.0	43	5.8	1,542	51,453.2	573	29,818.2
158	Accomack-Northampton	110	2,334.3	42	470.1	68	1,864.1	36	1,524.1
159	Virginia	14,262	577,453.5	1,815	10,528.7	12,447	566,924.8	9,472	493,128.2

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	8	0	8	-2	123
0	0.0	0	0.0	0	0.0	1	0	1	16	124
0	0.0	0	0.0	0	0.0	21	0	21	65	125
0	0.0	0	0.0	61	1,780.1	2	0	2	62	126
0	0.0	0	0.0	0	0.0	29	0	29	119	127
0	0.0	0	0.0	0	0.0	20	0	20	-16	128
0	0.0	0	0.0	0	0.0	3	0	3	26	129
0	0.0	0	0.0	0	0.0	1	0	1	4	130
0	0.0	0	0.0	93	2,879.2	1	0	1	95	131
6	143.6	0	0.0	122	2,760.0	9	0	9	172	132
34	1,849.5	0	0.0	367	6,440.0	16	0	16	1,714	133
0	0.0	0	0.0	0	0.0	5	0	5	4	134
0	0.0	0	0.0	80	2,876.2	3	0	3	86	135
0	0.0	0	0.0	6	140.0	5	0	5	8	136
0	0.0	0	0.0	48	1,137.0	1	0	1	217	137
0	0.0	4	66.0	0	0.0	1	0	1	190	138
2	20.0	0	0.0	60	0.0	8	0	8	322	139
0	0.0	0	0.0	61	1,780.1	2	0	2	195	140
6	137.9	0	0.0	12	600.0	34	0	34	204	141
4	45.0	0	0.0	109	3,089.2	13	0	13	432	142
0	0.0	0	0.0	14	365.0	6	0	6	255	143
4	447.0	4	145.0	397	11,993.6	17	0	17	3,283	144
2	160.0	0	0.0	0	0.0	1	0	1	254	145
6	197.4	12	400.0	65	3,377.3	4	0	4	512	146
0	0.0	8	170.0	40	720.0	25	0	25	273	147
2	25.0	8	100.0	5	100.0	14	1	15	482	148
0	0.0	0	0.0	0	0.0	1	0	1	166	149
0	0.0	0	0.0	0	0.0	2	0	2	128	150
0	0.0	0	0.0	0	0.0	49	0	49	1,702	151
0	0.0	0	0.0	16	400.0	5	0	5	439	152
0	0.0	16	418.0	0	0.0	2	0	2	96	153
2	40.0	4	345.0	30	2,070.0	0	0	0	140	154
0	0.0	0	0.0	5	137.0	20	0	20	135	155
74	2,888.2	40	671.5	914	19,776.4	230	0	230	2,906	156
40	716.1	56	836.0	873	20,082.9	34	0	34	1,551	157
32	340.0	0	0.0	0	0.0	0	0	0	110	158
174	5,016.6	152	3,151.5	2,649	65,628.5	469	1	470	13,792	159

Table 2.
Housing Units Authorized in Virginia Localities, 2nd Quarter, 1985

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
	COUNTIES								
1	Accomack	72	1,524.9	48	606.4	24	918.5	24	918.5
2	Albemarle	232	14,530.7	14	267.5	218	14,263.2	139	11,855.1
3	Alleghany	39	853.6	19	220.5	20	633.1	20	633.1
4	Amelia	33	667.7	22	199.7	11	468.0	11	468.0
5	Amherst	94	2,518.7	36	364.7	58	2,154.0	36	1,609.0
6	Appomattox	57	1,205.1	44	538.9	13	666.1	13	666.1
7	Arlington	255	13,703.6	0	0.0	255	13,703.6	71	4,503.6
8	Augusta	186	4,677.3	96	NA	90	4,677.3	90	4,677.3
9	Bath	10	344.2	4	46.2	6	298.0	6	298.0
10	Bedford (1)	0	0.0	0	0.0	0	0.0	0	0.0
11	Bland	22	NA	12	NA	10	NA	10	NA
12	Botetourt	66	3,614.7	0	0.0	66	3,614.7	63	3,414.7
13	Brunswick	48	804.4	39	295.9	9	508.5	9	508.5
14	Buchanan	104	1,200.4	76	426.9	28	773.5	28	773.5
15	Buckingham	40	780.6	33	341.1	7	439.5	7	439.5
16	Campbell	254	4,305.4	147	NA	107	4,305.4	71	3,470.3
17	Caroline	56	1,496.8	23	NA	33	1,496.8	33	1,496.8
18	Carroll	106	2,682.0	57	562.5	49	2,119.5	49	2,119.5
19	Charles City	18	633.3	5	29.1	13	604.2	13	604.2
20	Charlotte	38	811.0	23	258.3	15	552.6	15	552.6
21	Chesterfield	965	46,161.0	0	NA	965	46,161.0	965	46,161.0
22	Clarke	11	819.0	0	0.0	11	819.0	11	819.0
23	Craig	35	661.1	16	136.1	19	525.0	19	525.0
24	Culpeper	22	770.0	0	0.0	22	770.0	10	520.0
25	Cumberland	9	270.0	0	0.0	9	270.0	9	270.0
26	Dickenson	NA	(Reports Annually)						
27	Dinwiddie	64	1,678.5	27	NA	37	1,678.5	37	1,678.5
28	Essex	NA	(Reports Annually)						
29	Fairfax	2,793	161,007.4	0	0.0	2,793	161,007.4	2,472	149,238.6
30	Fauquier	183	15,372.6	0	0.0	183	15,372.6	175	15,202.6
31	Floyd	41	947.1	17	NA	24	947.1	24	947.1
32	Fluvanna	62	2,854.3	5	NA	57	2,854.3	55	2,804.3
33	Franklin	194	4,661.7	79	NA	115	4,661.7	115	4,661.7
34	Frederick	129	5,929.1	21	245.6	108	5,683.5	90	5,062.5
35	Giles	30	522.1	24	352.1	6	170.0	6	170.0
36	Gloucester (2)	267	10,255.6	127	2,101.4	140	8,154.2	120	7,209.2
37	Goochland	65	3,630.3	9	NA	56	3,630.3	54	3,591.3
38	Grayson	52	979.9	23	188.7	29	791.1	29	791.1
39	Greene	43	1,443.7	20	146.4	23	1,297.3	23	1,297.3
40	Greensville	2	95.1	0	0.0	2	95.1	2	95.1

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	0	0	0	72	1
0	0.0	4	200.0	75	2,208.1	0	0	0	232	2
0	0.0	0	0.0	0	0.0	0	0	0	39	3
0	0.0	0	0.0	0	0.0	0	0	0	33	4
2	50.0	4	115.0	16	380.0	0	0	0	94	5
0	0.0	0	0.0	0	0.0	0	0	0	57	6
0	0.0	0	0.0	184	9,200.0	0	0	0	255	7
0	0.0	0	0.0	0	0.0	2	0	2	184	8
0	0.0	0	0.0	0	0.0	0	0	0	10	9
0	0.0	0	0.0	0	0.0	0	0	0	0	10
0	0.0	0	0.0	0	0.0	0	0	0	22	11
0	0.0	3	200.0	0	0.0	0	0	0	66	12
0	0.0	0	0.0	0	0.0	0	0	0	48	13
0	0.0	0	0.0	0	0.0	1	0	1	103	14
0	0.0	0	0.0	0	0.0	0	0	0	40	15
0	0.0	4	115.0	32	720.0	1	0	1	253	16
0	0.0	0	0.0	0	0.0	0	0	0	56	17
0	0.0	0	0.0	0	0.0	0	0	0	106	18
0	0.0	0	0.0	0	0.0	0	0	0	18	19
0	0.0	0	0.0	0	0.0	0	0	0	38	20
0	0.0	0	0.0	0	0.0	0	0	0	965	21
0	0.0	0	0.0	0	0.0	1	0	1	10	22
0	0.0	0	0.0	0	0.0	0	0	0	35	23
8	150.0	4	100.0	0	0.0	0	0	0	22	24
0	0.0	0	0.0	0	0.0	0	0	0	9	25
										26
0	0.0	0	0.0	0	0.0	0	0	0	64	27
										28
10	600.0	0	0.0	311	11,168.7	0	0	0	2,793	29
0	0.0	8	170.0	0	0.0	0	0	0	183	30
0	0.0	0	0.0	0	0.0	0	0	0	41	31
2	50.0	0	0.0	0	0.0	0	0	0	62	32
0	0.0	0	0.0	0	0.0	0	0	0	194	33
0	0.0	0	0.0	18	621.0	0	0	0	129	34
0	0.0	0	0.0	0	0.0	0	0	0	30	35
2	45.0	0	0.0	18	900.0	0	0	0	267	36
2	39.0	0	0.0	0	0.0	0	0	0	65	37
0	0.0	0	0.0	0	0.0	0	0	0	52	38
0	0.0	0	0.0	0	0.0	0	0	0	43	39
0	0.0	0	0.0	0	0.0	0	0	0	2	40

Table 2. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
41	Halifax	104	NA	64	NA	40	NA	40	NA
42	Hanover	242	10,920.1	16	NA	226	10,920.1	226	10,920.1
43	Henrico	623	30,905.9	6	80.2	617	30,825.7	473	28,279.3
44	Henry	234	4,352.0	105	NA	129	4,352.0	48	2,586.5
45	Highland	5	245.6	0	0.0	5	245.6	5	245.6
46	Isle of Wight (1)	0	0.0	0	0.0	0	0.0	0	0.0
47	James City	341	14,852.8	3	NA	338	14,852.8	125	10,433.6
48	King and Queen	NA	(Reports Annually)						
49	King George	58	1,919.1	23	NA	35	1,919.1	25	1,632.6
50	King William	20	676.9	7	71.9	13	604.9	13	604.9
51	Lancaster	40	2,176.8	14	208.1	26	1,968.7	22	1,816.7
52	Lee	92	1,797.2	70	1,001.3	22	795.9	22	795.9
53	Loudoun	418	23,412.6	0	0.0	418	23,412.6	418	23,412.6
54	Louisa (2)	143	3,979.5	57	NA	86	3,979.5	86	3,979.5
55	Lunenburg	27	339.5	21	131.8	6	207.7	6	207.7
56	Madison	25	895.4	3	30.4	22	865.0	22	865.0
57	Mathews	NA	(Reports Annually)						
58	Mecklenburg	127	2,381.0	92	994.9	35	1,386.1	35	1,386.1
59	Middlesex	NA	(Reports Annually)						
60	Montgomery (3)	118	2,616.6	55	NA	63	2,616.6	59	2,526.5
61	Nelson	107	6,303.4	18	240.3	89	6,063.1	29	1,707.1
62	New Kent	27	1,127.5	4	NA	23	1,127.5	23	1,127.5
63	Northampton	27	622.1	18	203.1	9	419.0	9	419.0
64	Northumberland	47	2,277.4	13	104.9	34	2,172.6	34	2,172.6
65	Nottoway	17	417.6	11	132.0	6	285.7	6	285.7
66	Orange	39	2,007.4	9	NA	30	2,007.4	30	2,007.4
67	Page	59	1,407.6	31	311.8	28	1,095.8	28	1,095.8
68	Patrick	65	1,150.0	40	362.9	25	787.1	25	787.1
69	Pittsylvania	251	5,008.5	171	1,562.8	80	3,445.7	71	3,285.7
70	Powhatan	43	2,075.0	3	35.0	40	2,040.0	40	2,040.0
71	Prince Edward	36	777.8	24	192.8	12	585.0	12	585.0
72	Prince George (2)	89	3,350.8	0	0.0	89	3,350.8	89	3,350.8
73	Prince William (4)	826	40,289.4	0	NA	826	40,289.4	636	35,782.0
74	Pulaski	79	16,530.1	53	NA	26	16,530.1	26	16,530.1
75	Rappahannock	32	1,150.0	0	0.0	32	1,150.0	32	1,150.0
76	Richmond	35	761.2	12	52.2	23	709.0	7	364.7
77	Roanoke	215	9,299.7	11	NA	204	9,299.7	181	8,752.9
78	Rockbridge	71	1,977.9	24	167.3	47	1,810.5	27	1,235.9
79	Rockingham	166	3,094.0	73	NA	93	3,094.0	51	2,366.0
80	Russell	104	1,931.9	70	604.0	34	1,328.0	34	1,328.0
81	Scott	71	928.6	46	NA	25	928.6	25	928.6

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	0	0	0	104	41
0	0.0	0	0.0	0	0.0	0	0	0	242	42
0	0.0	0	0.0	144	2,546.4	1	0	1	622	43
0	0.0	11	278.0	70	1,487.5	2	0	2	232	44
0	0.0	0	0.0	0	0.0	0	0	0	5	45
0	0.0	0	0.0	0	0.0	0	0	0	0	46
66	919.7	24	706.0	123	2,793.5	1	0	1	340	47
										48
2	61.4	8	225.0	0	0.0	0	0	0	58	49
0	0.0	0	0.0	0	0.0	0	0	0	20	50
4	152.0	0	0.0	0	0.0	0	0	0	40	51
0	0.0	0	0.0	0	0.0	0	0	0	92	52
0	0.0	0	0.0	0	0.0	0	0	0	418	53
0	0.0	0	0.0	0	0.0	0	0	0	143	54
0	0.0	0	0.0	0	0.0	0	0	0	27	55
0	0.0	0	0.0	0	0.0	0	0	0	25	56
										57
0	0.0	0	0.0	0	0.0	0	0	0	127	58
										59
4	90.0	0	0.0	0	0.0	0	0	0	118	60
0	0.0	0	0.0	60	4,356.0	0	0	10	107	61
0	0.0	0	0.0	0	0.0	0	0	0	27	62
0	0.0	0	0.0	0	0.0	0	0	0	27	63
0	0.0	0	0.0	0	0.0	0	0	0	47	64
0	0.8	0	0.0	0	0.0	3	0	3	14	65
0	0.0	0	0.0	0	0.0	0	0	0	39	66
0	0.0	0	0.0	0	0.0	0	0	0	59	67
0	0.0	0	0.0	0	0.0	0	0	0	65	68
0	0.0	4	60.0	5	100.0	0	0	0	251	69
0	0.0	0	0.0	0	0.0	0	0	0	43	70
0	0.0	0	0.0	0	0.0	0	0	0	36	71
0	0.0	0	0.0	0	0.0	2	0	2	87	72
0	0.0	0	0.0	190	4,507.5	3	0	3	823	73
0	0.0	0	0.0	0	0.0	2	0	2	77	74
0	0.0	0	0.0	0	0.0	0	0	0	32	75
0	0.0	0	0.0	16	344.3	0	0	0	35	76
10	246.8	0	0.0	13	300.0	8	0	8	207	77
2	74.6	0	0.0	18	500.0	0	0	0	71	78
6	140.0	0	0.0	36	588.0	0	0	0	166	79
0	0.0	0	0.0	0	0.0	0	0	0	104	80
0	0.0	0	0.0	0	0.0	0	0	0	71	81

Table 2. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
82	Shenandoah	75	2,577.9	19	166.0	56	2,412.0	51	2,279.5
83	Smyth (2)	79	438.0	64	NA	15	438.0	15	438.0
84	Southampton	115	2,709.3	30	423.2	85	2,286.1	28	1,377.7
85	Spotsylvania	430	20,852.3	45	NA	385	20,852.3	385	20,852.3
86	Stafford	245	11,943.7	28	508.9	217	11,434.8	217	11,434.8
87	Surry	29	678.7	15	99.5	14	579.2	14	579.2
88	Sussex	29	381.8	24	220.7	5	161.1	5	161.1
89	Tazewell	165	3,288.3	133	1,518.3	32	1,770.1	32	1,770.1
90	Warren (9)	56	2,477.3	4	27.0	52	2,450.3	52	2,450.3
91	Washington	152	2,888.3	64	NA	88	2,888.3	88	2,888.3
92	Westmoreland	35	1,632.2	12	NA	23	1,632.2	23	1,632.2
93	Wise (5)	156	1,807.7	109	NA	47	1,807.7	47	1,807.7
94	Wythe	178	1,106.3	56	460.3	122	646.0	24	646.0
95	York	175	10,827.2	27	8.2	148	10,818.9	133	10,017.9
	CITIES								
96	Alexandria (6)	15	768.0	0	0.0	15	768.0	15	768.0
97	Bedford	6	281.8	0	0.0	6	281.8	6	281.8
98	Bristol	11	252.0	0	0.0	11	252.0	9	227.0
99	Buena Vista	3	156.0	0	0.0	3	156.0	3	156.0
100	Charlottesville	53	1,377.1	0	0.0	53	1,377.1	10	498.0
101	Chesapeake	898	46,022.3	66	1,358.0	832	44,664.3	490	33,859.2
102	Clifton Forge (1)	0	0.0	0	0.0	0	0.0	0	0.0
103	Colonial Heights	14	485.8	0	0.0	14	485.8	12	450.8
104	Covington	14	NA	11	NA	3	NA	0	0.0
105	Danville	17	516.9	2	31.2	15	485.8	8	380.5
106	Emporia (2)	45	1,035.0	1	17.0	44	1,018.0	2	160.0
107	Fairfax	1	40.0	0	0.0	1	40.0	1	40.0
108	Falls Church (2)	3	508.3	0	0.0	3	508.3	3	508.3
109	Franklin	7	365.5	0	0.0	7	365.5	4	295.5
110	Fredericksburg	153	3,218.4	0	0.0	153	3,218.4	13	785.0
111	Galax	18	403.0	11	60.0	7	343.0	7	343.0
112	Hampton	482	16,608.7	20	NA	462	16,608.7	236	11,363.6
113	Harrisonburg	128	4,324.5	5	NA	123	4,324.5	52	2,646.5
114	Hopewell	76	1,284.7	0	0.0	76	1,284.7	22	400.0
115	Lexington (7)	1	0.0	1	NA	0	0.0	0	0.0
116	Lynchburg	268	6,934.3	9	93.5	259	6,840.8	50	1,846.8
117	Manassas (1)	0	0.0	0	0.0	0	0.0	0	0.0
118	Manassas Park	45	1,313.0	0	0.0	45	1,313.0	45	1,313.0
119	Martinsville	16	332.0	0	0.0	16	332.0	0	0.0
120	Newport News	766	20,312.3	43	NA	723	20,312.3	247	10,859.6
121	Norfolk	303	8,903.5	0	0.0	303	8,903.5	61	3,455.3
122	Norton	8	35.0	7	NA	1	35.0	1	35.0

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	5	132.5	3	0	3	72	82
0	0.0	0	0.0	0	0.0	1	0	1	78	83
0	0.0	0	0.0	57	908.4	1	0	1	114	84
0	0.0	0	0.0	0	0.0	1	0	1	429	85
0	0.0	0	0.0	0	0.0	1	0	1	244	86
0	0.0	0	0.0	0	0.0	0	0	0	29	87
0	0.0	0	0.0	0	0.0	0	0	0	29	88
0	0.0	0	0.0	0	0.0	1	0	1	164	89
0	0.0	0	0.0	0	0.0	0	0	0	56	90
0	0.0	0	0.0	0	0.0	0	0	0	152	91
0	0.0	0	0.0	0	0.0	0	0	0	35	92
0	0.0	0	0.0	0	0.0	0	0	0	156	93
0	0.0	7	NA	91	NA	0	0	0	178	94
0	0.0	3	215.0	12	586.0	4	0	4	171	95
0	0.0	0	0.0	0	0.0	4	0	4	11	96
0	0.0	0	0.0	0	0.0	1	0	1	5	97
2	25.0	0	0.0	0	0.0	12	0	12	-1	98
0	0.0	0	0.0	0	0.0	0	0	0	3	99
8	229.1	0	0.0	35	650.0	0	0	0	53	100
42	1,418.1	0	0.0	300	9,386.9	10	0	10	888	101
0	0.0	0	0.0	0	0.0	0	0	0	0	102
2	35.0	0	0.0	0	0.0	1	0	1	13	103
0	0.0	3	NA	0	0.0	19	0	19	-5	104
2	35.0	0	0.0	5	70.3	4	0	4	13	105
0	0.0	0	0.0	42	858.0	1	0	1	44	106
0	0.0	0	0.0	0	0.0	2	0	2	-1	107
0	0.0	0	0.0	0	0.0	0	0	0	3	108
0	0.0	3	70.0	0	0.0	1	0	1	6	109
0	0.0	0	0.0	140	2,433.4	1	0	1	152	110
0	0.0	0	0.0	0	0.0	0	0	0	18	111
0	0.0	0	0.0	226	5,245.1	9	0	9	473	112
0	0.0	12	240.0	59	1,438.0	0	0	0	128	113
6	74.7	0	0.0	48	810.0	2	0	2	74	114
0	0.0	0	0.0	0	0.0	0	0	0	1	115
6	140.0	0	0.0	203	4,854.0	10	0	10	258	116
0	0.0	0	0.0	0	0.0	0	0	0	0	117
0	0.0	0	0.0	0	0.0	1	0	1	44	118
4	132.0	0	0.0	12	200.0	1	0	1	15	119
0	0.0	0	0.0	476	9,452.7	18	0	18	748	120
42	882.4	32	729.4	168	3,836.5	81	0	81	222	121
0	0.0	0	0.0	0	0.0	0	0	0	8	122

Table 2. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
123	Petersburg	10	234.0	4	78.0	6	156.0	6	156.0
124	Poquoson	34	2,612.5	2	NA	32	2,612.5	32	2,612.5
125	Portsmouth	146	6,573.1	0	0.0	146	6,573.1	72	3,523.1
126	Radford	31	966.6	4	32.7	27	933.9	21	813.9
127	Richmond	57	1,524.7	0	0.0	57	1,524.7	57	1,524.7
128	Roanoke (8)	176	4,106.9	0	0.0	176	4,106.9	15	750.9
129	Salem	19	887.5	0	0.0	19	887.5	19	887.5
130	South Boston	4	253.2	0	0.0	4	253.2	4	253.2
131	Staunton	7	406.5	0	0.0	7	406.5	7	406.5
132	Suffolk	93	5,697.5	18	371.7	75	5,325.9	69	5,143.9
133	Virginia Beach	1,885	88,942.2	0	0.0	1,885	88,942.2	1,571	80,775.2
134	Waynesboro	16	480.7	2	5.1	14	475.5	3	103.6
135	Williamsburg	11	743.8	0	0.0	11	743.8	11	743.8
136	Winchester	78	2,276.5	0	0.0	78	2,276.5	23	1,393.5
	PLANNING DISTRICTS								
137	LENOWISCO	327	4,568.5	232	1,001.3	95	3,567.2	95	3,567.2
138	Cumberland Plateau	373	6,420.6	279	2,549.2	94	3,871.6	94	3,871.6
139	Mount Rogers	618	8,749.5	287	1,271.5	331	7,477.9	231	7,452.9
140	New River Valley	299	21,582.5	153	384.8	146	21,197.7	136	20,987.6
141	Fifth	564	19,423.5	57	356.6	507	19,066.9	317	14,964.1
142	Central Shenandoah	593	15,706.7	205	218.6	388	15,487.9	244	12,135.4
143	Lord Fairfax	408	15,487.4	75	750.4	333	14,737.1	255	13,100.6
144	Northern Virginia	4,356	241,042.3	0	0.0	4,356	241,042.3	3,661	215,566.1
145	Rappahannock-Rapidan	301	20,195.4	12	30.4	289	20,165.0	269	19,745.0
146	Thomas Jefferson	640	30,488.7	114	654.2	526	29,834.5	342	22,141.3
147	Central Virginia	679	15,245.3	236	997.1	443	14,248.1	176	7,874.0
148	West Piedmont	777	16,021.1	397	1,956.9	380	14,064.3	267	11,701.5
149	Southside	283	3,438.6	195	1,290.8	88	2,147.8	88	2,147.8
150	Piedmont	200	4,064.2	134	1,255.7	66	2,808.5	66	2,808.5
151	Richmond Regional	2,040	96,977.8	43	144.3	1,997	96,833.5	1,851	94,248.1
152	RADCO	942	39,430.3	119	508.9	823	38,921.4	673	36,201.5
153	Northern Neck	157	6,847.6	51	365.2	106	6,482.5	86	5,986.2
154	Middle Peninsula	287	10,932.5	134	2,173.3	153	8,759.1	133	7,814.1
155	Crater	358	9,224.4	71	415.2	287	8,809.2	189	7,031.5
156	Southeastern Virginia	3,447	159,213.4	114	2,152.9	3,333	157,060.6	2,295	128,429.9
157	Peninsula	1,809	65,957.3	95	8.2	1,714	65,949.0	784	46,031.0
158	Accomack-Northampton	99	2,147.0	66	809.5	33	1,337.5	33	1,337.5
159	Virginia	19,557	813,164.6	3,069	19,295.0	16,488	793,869.6	12,285	685,143.4

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	9	0	9	1	123
0	0.0	0	0.0	0	0.0	1	0	1	33	124
2	50.0	0	0.0	72	3,000.0	45	0	45	101	125
0	0.0	0	0.0	6	120.0	0	0	0	31	126
0	0.0	0	0.0	0	0.0	22	0	22	35	127
0	0.0	0	0.0	161	3,356.0	22	0	22	154	128
0	0.0	0	0.0	0	0.0	1	0	1	18	129
0	0.0	0	0.0	0	0.0	1	0	1	3	130
0	0.0	0	0.0	0	0.0	2	0	2	5	131
6	182.0	0	0.0	0	0.0	9	0	9	84	132
60	2,281.0	0	0.0	254	5,886.0	37	0	37	1,848	133
2	65.0	0	0.0	9	306.9	1	0	1	15	134
0	0.0	0	0.0	0	0.0	6	0	6	5	135
4	60.0	0	0.0	51	823.0	9	0	9	69	136
0	0.0	0	0.0	0	0.0	0	0	0	327	137
0	0.0	0	0.0	0	0.0	2	0	2	371	138
2	25.0	7	0.0	91	0.0	13	0	13	605	139
4	90.0	0	0.0	6	120.0	2	0	2	297	140
10	246.8	6	200.0	174	3,656.0	50	0	50	514	141
10	279.6	12	240.0	122	2,832.9	5	0	5	588	142
4	60.0	0	0.0	74	1,576.5	13	0	13	395	143
10	600.0	0	0.0	685	24,876.2	10	0	10	4,346	144
8	150.0	12	270.0	0	0.0	0	0	0	301	145
10	279.1	4	200.0	170	7,214.1	0	0	0	640	146
8	190.0	8	230.0	251	5,954.0	12	0	12	667	147
6	167.0	15	338.0	92	1,857.8	7	0	7	770	148
0	0.0	0	0.0	0	0.0	1	0	1	282	149
0	0.0	0	0.0	0	0.0	3	0	3	197	150
2	39.0	0	0.0	144	2,546.4	23	0	23	2,017	151
2	61.4	8	225.0	140	2,433.4	3	0	3	939	152
4	152.0	0	0.0	16	344.3	0	0	0	157	153
2	45.0	0	0.0	18	900.0	0	0	0	287	154
8	109.7	0	0.0	90	1,668.0	15	0	15	343	155
152	4,813.5	35	799.4	851	23,017.8	184	0	184	3,263	156
66	919.7	27	921.0	837	18,077.3	39	0	39	1,770	157
0	0.0	0	0.0	0	0.0	0	0	0	99	158
398	8,227.8	134	3,423.4	3,761	97,074.7	382	0	382	19,175	159

Notes to Table 1 (pages 8-15) and Table 2 (pages 16-23).

FIRST QUARTER

NA	Data not available.
(1)	Did not report.
(2)	Reported one month.
(3)	Reported two months.
(4)	Blacksburg Town did not report. The balance of Montgomery County reported three months.
(5)	Occoquan Town reported one month. The balance of Prince William County reported three months.
(6)	St. Paul Town did not report. The balance of Wise County reported three months.
(7)	Front Royal Town did not report. The balance of Warren County reported three months.

SECOND QUARTER

NA	Data not available.
(1)	Did not report.
(2)	Reported five months.
(3)	Blacksburg Town did not report. The balance of Montgomery County reported six months.
(4)	Occoquan Town reported five months. The balance of Prince William County reported six months.
(5)	St. Paul Town reported five months. The balance of Wise County reported six months.
(6)	Reported one month.
(7)	Reported three months.
(8)	Reported four months.
(9)	Front Royal Town reported one month. The balance of Warren County reported six months.

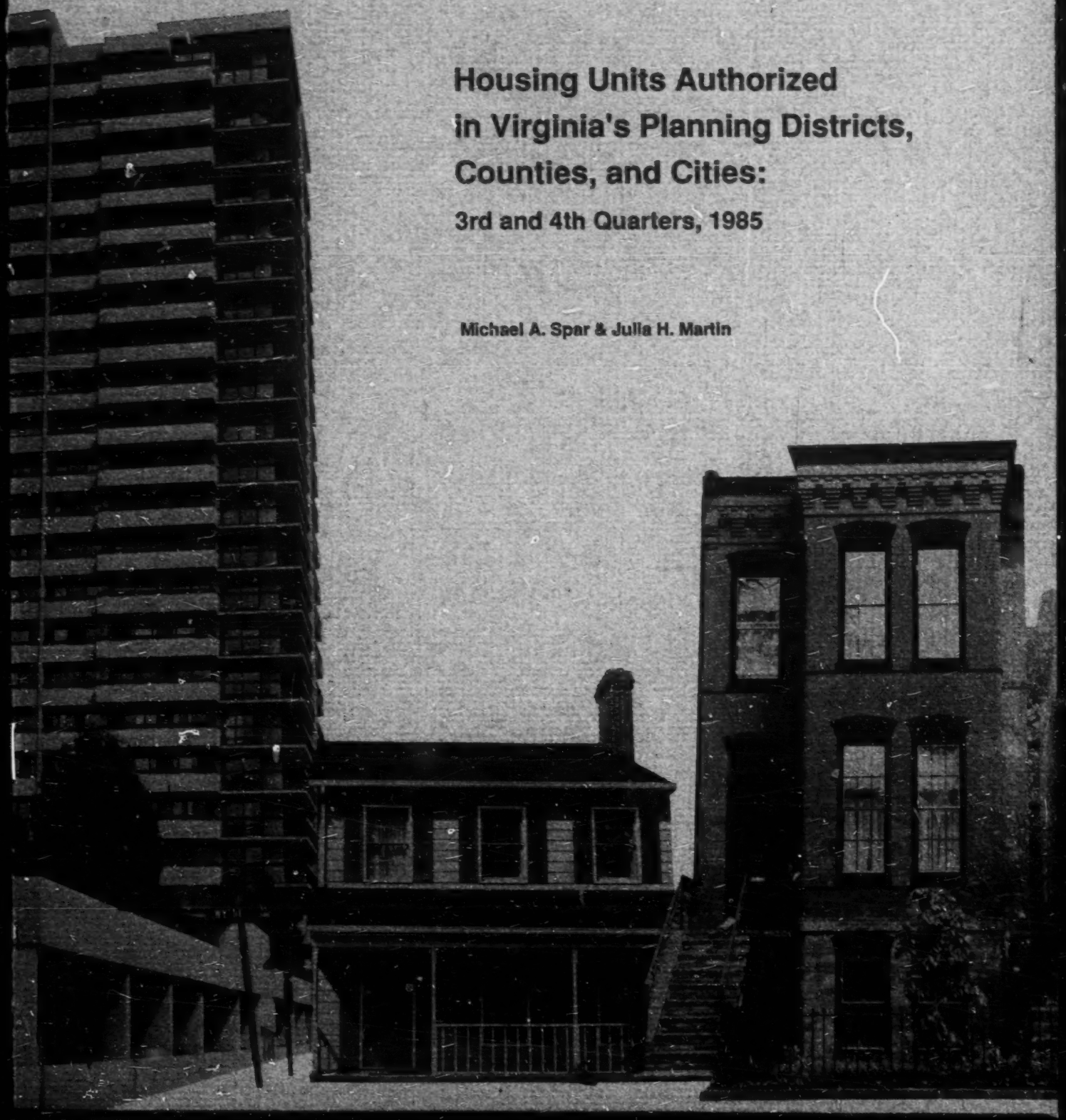
7/14/86 U19080-1b

UNIVERSITY OF VIRGINIA
THE COLGATE DARDEN GRADUATE SCHOOL OF BUSINESS ADMINISTRATION
Tayloe Murphy Institute

Housing Units Authorized in Virginia's Planning Districts, Counties, and Cities:

3rd and 4th Quarters, 1985

Michael A. Spar & Julia H. Martin



Housing Units Authorized in Virginia's Planning Districts, Counties, and Cities: 3rd and 4th Quarters, 1985

Michael A. Spar

Julia H. Martin

Tayloe Murphy Institute
The Colgate Darden Graduate School of Business Administration
University of Virginia

June 1986

Acknowlegements

The authors wish to thank the following individuals for their assistance in collecting the permit data presented in this report: Glen Skinner, LENOWISCO Planning District Commission; Larry Carr, Cumberland Plateau Planning District Commission; Marty Britt and Timothy Carter, Mount Rogers Planning District Commission; David Rundgren and Jeff Scott, New River Valley Planning District Commission; Wayne Strictland, FIFTH Planning District Commission; Becky Earhart and William Vaughn, Central Shenandoah Planning District Commission; Gary Fuller, Rappahannock-Rapidan Planning District Commission; James Skove, Thomas Jefferson Planning District Commission; Wayne Swift, Central Virginia Planning District Commission; Robert Dowd, West Piedmont Planning District Commission; Gail Moody, Southside Planning District Commission; Myra Goodman, Piedmont Planning District Commission; Sheryl Sullivan, RADCO Planning District Commission; Jon Grimm, Northern Neck Planning District Commission; Denny Morris and George Roarty, Crater Planning District Commission; Claudia Benjamin Gooch, Southeastern Virginia Planning District Commission; Greg Brittingham, Accomack-Northampton Planning District Commission; C. Earl Hillard, Page County Building Official; Neville H. Derflinger, Jr., Warren County Building Official.

HOUSING UNITS AUTHORIZED IN VIRGINIA'S PLANNING DISTRICTS, COUNTIES, AND CITIES; 3RD AND 4TH QUARTERS, 1985

INTRODUCTION

Building activity is one of the most frequently used indicators of economic and demographic change. At present, the number of housing units authorized by building permits is the best measure of housing starts available. The information contained in this report is supplied by local building officials to the Construction Division of the U.S. Bureau of the Census. The Bureau forwards these data to the Tayloe Murphy Institute where they are tabulated and compiled.

In this release the number of building permits issued for housing units in Virginia counties, independent cities, and planning districts is detailed for July-September, 1985 in Table 1; and data for October-December in Table 2. The data in this series include the number of permits issued by structure type, the aggregate value of these permits, the number and cost of mobile home permits, and the number of demolitions recorded in each locality.

Readers should note that we are continuing the policy of not publishing data imputed by the Census Bureau. Localities that did not file the appropriate number of monthly reports are identified by footnotes in both tables. Also, some jurisdictions make annual, rather than monthly reports. These localities are noted in both tables.

This report analyzes and integrates current housing authorization reports, including data presented in previous editions covering the period from1970 to the present. It is hoped that the analysis presented here will be useful to the reader both to give some idea of the trends in building activity since 1970, and also to acquaint the reader with the nature of the data and of its possible interpretations.

The reader should bear in mind that the cost figures reported here are estimated construction costs submitted by home builders. They are not equal to the actual construction costs at the time the units are completed, nor do they include land cost or profit margin for the builder. The Census Bureau estimates that, nationwide, underestimation of construction costs varies from about 17.5 percent for single units, to about 30 percent for duplexes and 3-4 unit structures, to more than 50 percent for structures with 5 or more units. Average cost per unit data, therefore, cannot be taken as an estimate of the price of housing to the consumer. Despite these limitations, construction costs constitute a large proportion of the total market cost of housing, and thus the reported figures provide an important means of comparison among localities and for any given locality over time. Data on the number of permits issued is considerably more reliable than the data for costs. The Census Bureau considers their estimates of housing authorizations in Virginia to be accurate to within plus or minus one percent.

MAJOR FINDINGS

- The population of Virginia increased 6.7 percent between April 1, 1980 and July 1, 1985, from 5,346,818 to 5,706,000.
- Between April 1, 1980 and December 31, 1985, permits for 315,616 housing units, including mobile homes, were issued, representing an increase of 15.6 percent over the 2,020,941 units counted in the 1980 decennial census. See figures 1 and 3.
- Since 1970 the cost of constructing a single family dwelling has increased by 233 percent, from $16,050 to $53,410. Since the first quarter of 1980, construction costs have increased by 45 percent. See figures 2 and 4.

FIGURE 1.
NUMBER OF PERMITS ISSUED, ANNUAL SERIES, 1970 - 1984

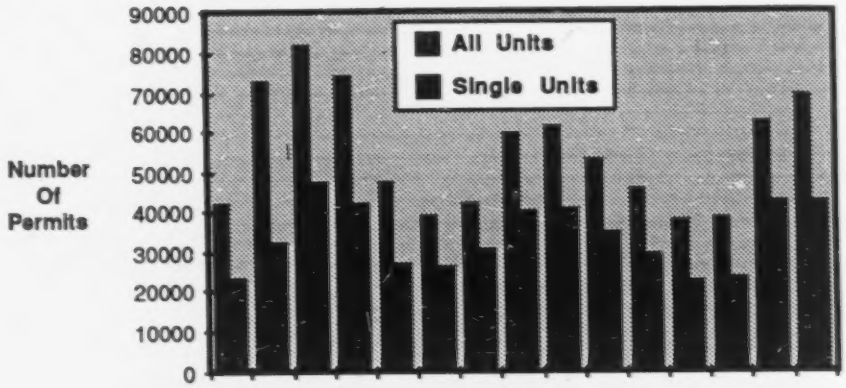


FIGURE 2.
AVERAGE VALUE OF PERMITS, PER UNIT, ANNUAL SERIES, 1970 - 1984

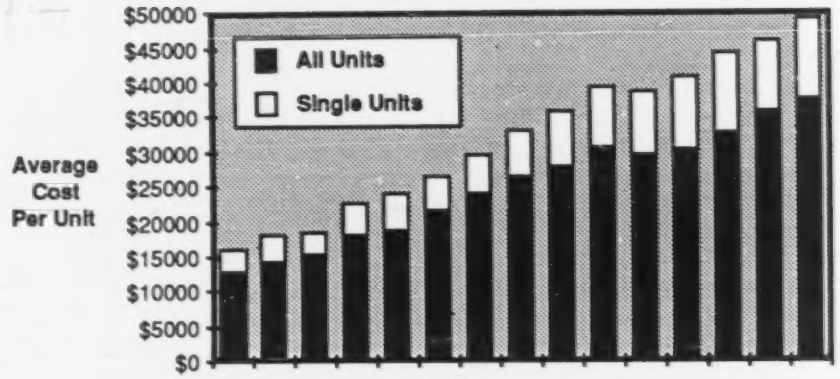


FIGURE 3.
NUMBER OF PERMITS ISSUED, QUARTERLY SERIES, 1976:1 - 1985:4

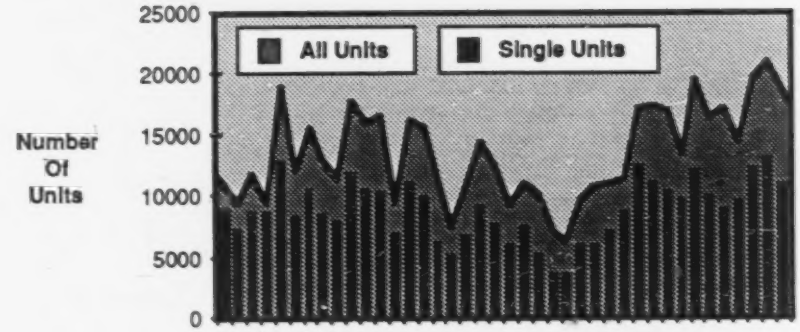
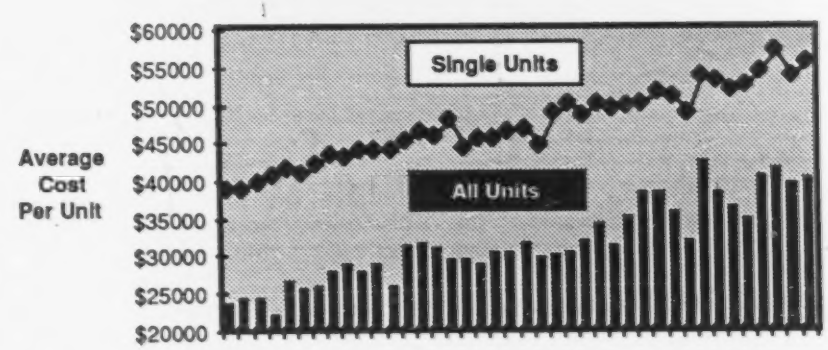


FIGURE 4.
AVERAGE VALUE OF PERMITS, PER UNIT, QUARTERLY SERIES, 1976:1 - 1985:4



- As shown in Chart A, the value of housing constructed in the Commonwealth during 1984 was about $2.6 billion, an increase of 15.2 percent compared to 1983. In constant dollars the increase was 10.8 percent.

- As shown in Chart B, the value of nonresidential construction in the Commonwealth during 1984 was about $1.24 billion, an increase of 22.6 percent compared to 1983. In constant dollars the increase was 18 percent.

THIRD QUARTER TRENDS

During the third quarter of 1985, 20,806 housing units were authorized for construction in Virginia. This is an increase of 52 percent over the previous five first quarters (from 1980 to 1984) when an average of 13,700 permits were issued each quarter. Building activity during the quarter was also well in excess of activity in the same quarter a year ago, when 16,364 units were authorized for construction. The value of permits issued during 1985:3 was $823.5 million, compared to $597.6 million during 1984:3. Statistics for single family dwellings show a similar pattern. A total of 13,049 single family housing unit permits were issued

Chart A.
Aggregate Residential Construction Costs, State of Virginia

Year	Value of Construction in Current Dollars (in Millions $)	Census Bureau Construction Cost Index		Deflated Value of Construction in Constant Dollars	
		1972=100	1977=100	1972$	1977$
1970	544.7	89.1	56.5	611.3	964.1
1971	1,023.0	94.0	59.6	1,088.3	1,716.4
1972	1,237.2	100.0	63.5	1,237.2	1,948.3
1973	1,332.9	109.5	69.5	1,217.3	1,917.8
1974	879.7	120.8	76.6	728.2	1,148.4
1975	838.9	131.6	83.5	637.5	1,004.7
1976	1,003.8	141.1	89.5	711.4	1,121.6
1977	1,564.5	158.1	100.0	989.6	1,564.5
1978	1,703.2	180.2	114.3	936.8	1,490.1
1979	1,617.3	203.3	129.3	795.4	1,250.8
1980	1,357.3	225.5	143.3	601.8	947.2
1981	1,134.8	243.3	154.6	466.4	734.0
1982	1,260.3	249.0	158.2	506.1	796.6
1983	2,257.8	254.7	161.8	886.5	1,395.4
1984	2,601.8	264.8	168.2	982.6	1,546.8

Census Bureau Construction Cost Index from Construction Review, Table E-1, volume 31, No. 2, March/April 1985.

Deflated value = current value X (100/index value)

Chart B.
Aggregate Nonresidential Construction Costs, State of Virginia

Year	Value of Construction in Current Dollars (in Millions $)	Boeckh Index for Commercial Buildings (1977=100)	Deflated Value of Construction in Constant 1977 Dollars
1980	664.9	127.7	520.7
1981	781.6	140.1	557.9
1982	790.4	151.9	520.3
1983	1,013.6	159.9	633.9
1984	1,242.8	166.2	747.8

Boeckh Index from Construction Review, Table E-1, volume 31, No. 2, March-April, 1985.

Deflated value = current value X (100/index value).

in the third quarter, an increase of 58 percent over the five year average of 8,250 units per quarter. The number of single family unit permits issued during 1985:3 was up 6 percent over the preceding quarter, and increased by 31 percent over the same quarter a year ago.

Building activity in Virginia generally follows national building trends. During the third quarter, however, Virginia's construction industry outperformed the nation. Nationally, single family unit construction declined 5.7 percent between 1985:2 and 1985:3. Statewide, single family unit construction was up 6.2 percent. For all unit types combined (single family housing, multi-family housing, and mobile homes), the national figures declined by just under one percent between the second and third quarters, compared to the Commonwealth's increase of 6.4 percent.

Average construction costs per unit, which had been rising throughout the first two quarters of 1985, declined sharply during the third quarter. For all unit types combined the decrease was a relatively modest 4.8 percent, but single family units declined from $55,771 to $51,127, or 8.3 percent. Despite these recent decreases, average cost per unit figures are still higher this year than they were last year. For single family units the annual increase was 5.7 percent; for all unit types combined the increase was 8.4 percent.

A significant proportion of all building permits issued during 1985:3 were concentrated in three areas of the state—Northern Virginia, Richmond, and the Tidewater. Permits for 5,535 units, 34 percent of the state total, were issued in the Northern Virginia Planning District (PD). The Richmond Regional PD accounted for 2,660 permits, 10 percent of the state total. In the Tidewater area the Southeastern Virginia PD and Peninsula PD issued 3,457 and 2,115 permits, respectively, or 19 percent and 10 percent of the state total. In the aggregate these four planning districts accounted for two-thirds of the total number of permits issued statewide; 72 percent of the total dollar volume of all permits, and approximately three-quarters of all single family unit permits issued, as well as three-quarters of their value.

The majority of all permits issued during the quarter were in the state's eight metropolitan areas. For all unit types combined 15,934 permits were issued in metropolitan areas, representing 77 percent of all permits issued statewide. Permits for single family units were even more highly concentrated; 83 percent were issued in the state's Metropolitan Statistical Areas (MSAs). Just three MSAs accounted for 90 percent of all metropolitan construction in the state; these are the Norfolk-Virginia Beach-Newport News MSA, the Washington MSA (Virginia portion), and the Richmond-Petersburg MSA. Within each of the state's metropolitan areas more permits are issued in suburban localities then in central cities. During the quarter suburban construction accounted for 79 to 98 percent of the construction in each MSA. The single exception is the Norfolk-Virginia Beach-Newport News MSA, where only a third of all construction took place in the suburbs.

FOURTH QUARTER TRENDS

During the fourth quarter permits for 17,779 housing units were authorized in Virginia. This represents the highest fourth quarter total recorded since the Tayloe Murphy Institute began tracking quarterly data in 1976. The number of permits issued in 1985:4 is 38 percent higher than the five year average of 12,850 units per quarter. The dollar value of the permits issued during the quarter was $718.6 million, a 20 percent increase over the $600.4 million recorded during the fourth quarter of 1984. The number of single family unit permits issued during 1985:4, 10,848, is the highest fourth quarter total recorded since 1976. This quarterly total is well above the five year average for single family dwellings of 7,550 units per quarter, as well as being 22 percent higher than the number of single family dwelling permits issued during 1984:4. The aggregate value of these single family unit permits reached $579.4 million, a 32 percent increase over the $437.9 million for 1984:4.

There was a marked degree of parallel movement in national and state housing trends during the fourth quarter. Unlike previous quarters in 1985, when Virginia's construction industry was clearly outperforming the national economy, during the fourth quarter state and national trends are nearly identical. Comparing third and fourth quarter building trends for all unit types combined, construction activity decreased 16 percent nationwide, and by 14.5 percent in the state. Similarily, single family unit construction was down 19 percent nationally, and down 17 percent in Virginia.

While the number of permits issued during the fourth quarter reached historic highs, construction costs also rose sharply. Average construction costs for all housing unit types combined reached $40,417 during 1985:4, up 15.6 percent over 1984:4. Cost increases for single family units were almost as dramatic, rising 8.2 percent between 1984:4 and 1985:4, from $49,380 to $53,410.

During the fourth quarter building activity continued to be concentrated in three areas of the state. Nearly a quarter of all permits were issued in the Northern Virginia PD; 15.9 percent were issued in the Richmond Regional PD; and nearly a third of all permits were issued in the Southeastern Virginia PD and Peninsula PD.

As was true during the third quarter, a majority of all permits issued in the fourth quarter were in the state's eight MSA's. For all unit types combined 14,425 permits were issued in metropolitan areas, accounting for 81 percent of the state total. Permits for single family units were even more heavily concentrated, with nearly 86 percent of the state's total issued in metropolitan areas. Three MSAs accounted for a majority of all metropolitan construction in the state. The Norfolk-Virginia Beach-Newport News MSA issued 5,892 permits; the Washington, D.C. MSA (Virginia portion) issued 4,483; and the Richmond-Petersburg MSA issued 2,975.

Table 1.
Housing Units Authorized in Virginia Localities: 3rd Quarter, 1985

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
	COUNTIES								
1	Accomack	78	2,214.2	39	564.8	39	1,649.4	39	1,649.4
2	Albemarle	178	12,690.7	17	296.2	161	12,394.5	111	9,281.7
3	Alleghany	39	694.8	25	325.4	14	369.4	14	369.4
4	Amelia	42	1,071.2	14	220.8	28	850.4	12	500.4
5	Amherst	87	2,317.4	38	390.6	49	1,926.8	31	1,506.8
6	Appomattox	48	1,116.3	37	447.8	11	668.5	11	668.5
7	Arlington	241	19,953.1	0	0.0	241	19,953.1	79	5,844.1
8	Augusta	151	4,253.2	72	NA	79	4,253.2	79	4,253.2
9	Bath (1)	16	934.7	2	41.7	14	893.0	14	893.0
10	Bedford (2)	0	0.0	0	0.0	0	0.0	0	0.0
11	Bland	48	NA	23	NA	25	NA	25	NA
12	Botetourt	39	1,835.5	0	0.0	39	1,835.5	39	1,835.5
13	Brunswick	37	891.0	25	277.0	12	613.9	12	613.9
14	Buchanan	84	1,855.1	63	1,179.0	21	676.1	21	676.1
15	Buckingham	50	923.2	35	315.0	15	608.2	15	608.2
16	Campbell	277	6,661.4	103	NA	174	6,661.4	135	5,785.4
17	Caroline	47	1,541.6	24	427.9	23	1,113.7	23	1,113.7
18	Carroll	101	2,225.4	65	775.4	36	1,450.0	36	1,450.0
19	Charles City (1)	19	418.7	13	179.9	6	238.9	6	238.9
20	Charlotte	38	1,297.1	18	152.6	20	1,144.5	11	494.5
21	Chesterfield	1,367	35,072.4	134	NA	1,233	35,072.4	913	26,503.4
22	Clarke	22	1,367.0	0	0.0	22	1,367.0	18	1,276.0
23	Craig	22	469.5	10	104.9	12	364.6	12	364.6
24	Culpeper	38	1,673.5	0	0.0	38	1,673.5	28	1,417.5
25	Cumberland (9)	0	0.0	0	0.0	0	0.0	0	0.0
26	Dickenson	NA	(Reports Annually)						
27	Dinwiddie	52	903.5	29	NA	23	903.5	23	903.5
28	Essex	NA	(Reports Annually)						
29	Fairfax	3,360	163,079.2	0	0.0	3,360	163,079.2	2,703	146,183.2
30	Fauquier	265	21,296.3	13	206.4	252	21,089.9	248	20,919.9
31	Floyd	45	669.5	28	NA	17	669.5	17	669.5
32	Fluvanna	38	1,878.5	4	NA	34	1,878.5	34	1,878.5
33	Franklin	199	4,595.1	97	NA	102	4,595.1	102	4,595.1
34	Frederick	331	17,484.3	34	418.2	297	17,066.1	172	7,417.7
35	Giles	30	444.5	24	261.0	6	183.5	6	183.5
36	Gloucester (1)	258	10,495.9	123	1,741.4	135	8,754.6	135	8,752.6
37	Goochland	53	2,235.2	14	NA	39	2,235.2	39	2,235.2
38	Grayson	63	1,396.7	38	292.7	25	1,104.0	25	1,104.0
39	Greene	32	1,255.8	5	40.6	27	1,215.2	27	1,215.2
40	Greensville (9)	0	0.0	0	0.0	0	0.0	0	0.0

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	0	0	0	78	1
16	1,411.7	8	340.0	26	1,361.1	0	0	0	178	2
0	0.0	0	0.0	0	0.0	0	0	0	39	3
0	0.0	0	0.0	16	350.0	0	0	0	42	4
4	70.0	8	220.0	6	130.0	0	0	0	87	5
0	0.0	0	0.0	0	0.0	1	0	1	47	6
0	0.0	0	0.0	162	14,109.0	54	0	54	187	7
0	0.0	0	0.0	0	0.0	0	0	0	151	8
0	0.0	0	0.0	0	0.0	0	0	0	16	9
0	0.0	0	0.0	0	0.0	0	0	0	0	10
0	0.0	0	0.0	0	0.0	0	0	0	48	11
0	0.0	0	0.0	0	0.0	0	0	0	39	12
0	0.0	0	0.0	0	0.0	0	0	0	37	13
0	0.0	0	0.0	0	0.0	1	0	1	83	14
0	0.0	0	0.0	0	0.0	0	0	0	50	15
4	61.0	24	620.0	11	275.0	2	0	2	275	16
0	0.0	0	0.0	0	0.0	0	0	0	47	17
0	0.0	0	0.0	0	0.0	0	0	0	101	18
0	0.0	0	0.0	0	0.0	0	0	0	19	19
0	0.0	9	650.0	0	0.0	0	0	0	38	20
0	0.0	0	0.0	320	8,569.0	2	0	2	1,365	21
4	91.0	0	0.0	0	0.0	0	0	0	22	22
0	0.0	0	0.0	0	0.0	0	0	0	22	23
4	106.0	0	0.0	6	150.0	1	0	1	37	24
0	0.0	0	0.0	0	0.0	0	0	0	0	25
										26
0	0.0	0	0.0	0	0.0	0	0	0	52	27
										28
2	461.0	0	0.0	655	16,435.0	0	0	0	3,360	29
4	170.0	0	0.0	0	0.0	0	0	0	265	30
0	0.0	0	0.0	0	0.0	0	0	0	45	31
0	0.0	0	0.0	0	0.0	0	0	0	38	32
0	0.0	0	0.0	0	0.0	0	0	0	199	33
0	0.0	0	0.0	125	9,648.4	0	0	0	331	34
0	0.0	0	0.0	0	0.0	0	0	0	30	35
0	0.0	0	0.0	0	2.0	0	0	0	258	36
0	0.0	0	0.0	0	0.0	0	0	0	53	37
0	0.0	0	0.0	0	0.0	0	0	0	63	38
0	0.0	0	0.0	0	0.0	0	0	0	32	39
0	0.0	0	0.0	0	0.0	0	0	0	0	40

Table 1. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
41	Halifax	180	NA	86	NA	94	NA	94	NA
42	Hanover	378	11,474.2	66	NA	312	11,474.2	192	9,216.8
43	Henrico	714	26,001.3	1	16.6	713	25,984.7	601	23,884.6
44	Henry	66	2,488.2	0	0.0	66	2,488.2	33	1,700.8
45	Highland	0	0.0	0	0.0	0	0.0	0	0.0
46	Isle of Wight (2)	0	0.0	0	0.0	0	0.0	0	0.0
47	James City	194	12,664.1	0	0.0	194	12,664.1	170	11,704.1
48	King and Queen	NA	(Reports Annually)						
49	King George	56	2,261.8	19	NA	37	2,261.8	37	2,261.8
50	King William (1)	14	759.4	1	0.5	13	758.9	13	758.9
51	Lancaster	45	2,396.6	15	203.4	30	2,193.2	30	2,193.2
52	Lee	77	1,423.0	51	398.7	26	1,024.3	26	1,024.3
53	Loudoun	515	30,621.1	1	6.0	514	30,615.1	466	29,329.8
54	Louisa (1)	86	1,597.5	46	NA	40	1,597.5	36	1,511.0
55	Lunenburg	25	487.2	14	80.7	11	406.5	11	406.5
56	Madison	18	780.3	4	42.2	14	738.1	14	738.1
57	Mathews	NA	(Reports Annually)						
58	Mecklenburg	75	1,563.2	54	579.9	21	983.3	21	983.3
59	Middlesex	NA	(Reports Annually)						
60	Montgomery (3)	124	2,047.7	66	NA	58	2,047.7	54	1,957.7
61	Nelson	86	4,787.1	26	309.2	60	4,477.9	41	3,359.9
62	New Kent	35	1,583.4	5	NA	30	1,583.4	30	1,583.4
63	Northampton (9)	0	0.0	0	0.0	0	0.0	0	0.0
64	Northumberland	51	1,841.1	15	148.1	36	1,693.0	36	1,693.0
65	Nottoway	27	741.7	15	168.1	12	573.6	12	573.6
66	Orange	91	3,413.3	32	NA	59	3,413.3	55	3,313.3
67	Page	45	962.9	22	198.9	23	764.0	23	764.0
68	Patrick	0	0.0	0	0.0	0	0.0	0	0.0
69	Pittsylvania	195	4,086.5	132	1,289.5	63	2,797.0	60	2,722.0
70	Powhatan	40	1,851.0	4	36 0	36	1,815.0	36	1,815.0
71	Prince Edward	43	833.6	28	198.1	15	635.5	15	635.5
72	Prince George (1)	45	2,588.1	0	0.0	45	2,588.1	45	2,588.1
73	Prince William (4)	932	46,728.9	0	0.0	932	46,728.9	826	43,518.9
74	Pulaski (5)	75	1,162.3	52	NA	23	1,162.3	23	1,162.3
75	Rappahannock	14	788.2	0	0.0	14	788.2	14	788.2
76	Richmond	4	108.0	1	5.0	3	103.0	3	103.0
77	Roanoke	277	12,582.9	3	NA	274	12,582.9	160	8,343.2
78	Rockbridge	59	1,456.7	28	222.8	31	1,234.0	31	1,234.0
79	Rockingham	236	4,491.0	96	NA	140	4,491.0	54	2,402.0
80	Russell	112	1,508.1	92	791.1	20	717.0	20	717.0
81	Scott	97	1,734.1	50	NA	47	1,734.1	23	1,077.5

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	0	0	0	180	41
0	0.0	0	0.0	120	2,257.4	0	0	0	378	42
0	0.0	0	0.0	112	2,100.0	3	0	3	711	43
0	0.0	3	50.0	30	737.5	1	0	1	65	44
0	0.0	0	0.0	0	0.0	0	0	0	0	45
0	0.0	0	0.0	0	0.0	0	0	0	0	46
0	0.0	24	960.0	0	0.0	0	0	0	194	47
										48
0	0.0	0	0.0	0	0.0	0	0	0	56	49
0	0.0	0	0.0	0	0.0	0	0	0	14	50
0	0.0	0	0.0	0	0.0	0	0	0	45	51
0	0.0	0	0.0	0	0.0	0	0	0	77	52
0	0.0	0	0.0	48	1,285.3	0	0	0	515	53
0	0.0	4	86.5	0	0.0	0	0	0	86	54
0	0.0	0	0.0	0	0.0	0	0	0	25	55
0	0.0	0	0.0	0	0.0	0	0	0	18	56
										57
0	0.0	0	0.0	0	0.0	0	0	0	75	58
										59
4	90.0	0	0.0	0	0.0	0	0	0	124	60
4	90.0	0	0.0	15	1,028.0	0	0	0	86	61
0	0.0	0	0.0	0	0.0	0	0	0	35	62
0	0.0	0	0.0	0	0.0	0	0	0	0	63
0	0.0	0	0.0	0	0.0	0	0	0	51	64
0	0.0	0	0.0	0	0.0	5	0	5	22	65
0	0.0	4	100.0	0	0.0	0	0	0	91	66
0	0.0	0	0.0	0	0.0	1	0	1	44	67
0	0.0	0	0.0	0	0.0	0	0	0	0	68
0	0.0	3	75.0	0	0.0	0	0	0	195	69
0	0.0	0	0.0	0	0.0	0	0	0	40	70
0	0.0	0	0.0	0	0.0	0	0	0	43	71
0	0.0	0	0.0	0	0.0	0	0	0	45	72
6	210.0	0	0.0	100	3,000.0	2	0	2	930	73
0	0.0	0	0.0	0	0.0	1	0	1	74	74
0	0.0	0	0.0	0	0.0	0	0	0	14	75
0	0.0	0	0.0	0	0.0	0	0	0	4	76
4	82.2	0	0.0	110	4,157.5	5	0	5	272	77
0	0.0	0	0.0	0	0.0	0	0	0	59	78
2	39.0	0	0.0	84	2,050.0	0	0	0	236	79
0	0.0	0	0.0	0	0.0	0	0	0	112	80
0	0.0	0	0.0	24	656.6	0	0	0	97	81

Table 1. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
82	Shenandoah	112	3,769.8	14	90.5	98	3,679.2	65	2,843.7
83	Smyth	106	786.0	87	NA	19	786.0	19	786.0
84	Southampton	33	739.6	24	324.5	9	415.1	9	415.1
85	Spotsylvania	299	18,249.5	34	NA	265	18,249.5	257	18,097.5
86	Stafford	246	12,962.2	29	599.6	217	12,362.6	217	12,362.6
87	Surry	26	720.6	13	149.6	13	571.1	13	571.1
88	Sussex	31	608.6	22	243.3	9	365.3	9	365.3
89	Tazewell	165	2,760.3	137	1,477.9	28	1,282.4	24	1,216.4
90	Warren	59	2,241.7	6	49.0	53	2,192.7	53	2,192.7
91	Washington	150	2,253.2	78	NA	72	2,253.2	72	2,253.2
92	Westmoreland	31	850.5	17	NA	14	850.5	14	850.5
93	Wise (6)	145	1,213.5	107	NA	38	1,213.5	27	946.5
94	Wythe	87	734.7	72	404.7	15	330.0	15	330.0
95	York	474	13,308.5	11	16.3	463	13,292.2	94	6,260.0
	CITIES								
96	Alexandria (7)	38	2,030.0	0	0.0	38	2,030.0	14	1,190.0
97	Bedford (9)	0	0.0	0	0.0	0	0.0	0	0.0
98	Bristol	14	560.2	0	0.0	14	560.2	4	180.2
99	Buena Vista	42	887.5	0	0.0	42	887.5	2	72.5
100	Charlottesville	21	699.5	0	0.0	21	699.5	5	272.0
101	Chesapeake	745	42,545.7	46	951.9	699	41,593.8	539	37,030.5
102	Clifton Forge (2)	0	0.0	0	0.0	0	0.0	0	0.0
103	Colonial Heights	7	466.3	0	0.0	7	466.3	7	466.3
104	Covington	10	NA	10	NA	0	0.0	0	0.0
105	Danville	30	878.4	5	34.4	25	844.0	12	624.0
106	Emporia	3	115.0	1	13.0	2	102.0	2	102.0
107	Fairfax	17	1,120.7	0	0.0	17	1,120.7	17	1,120.7
108	Falls Church (8)	0	0.0	0	0.0	0	0.0	0	0.0
109	Franklin	13	541.9	0	0.0	13	541.9	7	391.9
110	Fredericksburg	10	792.7	0	0.0	10	792.7	10	792.7
111	Galax	12	338.0	4	19.0	8	319.0	8	319.0
112	Hampton	646	25,419.2	31	NA	615	25,419.2	309	13,678.1
113	Harrisonburg	79	3,245.6	9	NA	70	3,245.6	41	2,749.6
114	Hopewell	11	308.5	0	0.0	11	308.5	11	308.5
115	Lexington	4	259.0	0	0.0	4	259.0	4	259.0
116	Lynchburg	33	1,196.5	6	81.4	27	1,115.0	11	795.0
117	Manassas	432	15,936.3	0	0.0	432	15,936.3	432	15,936.3
118	Manassas Park (9)	0	0.0	0	0.0	0	0.0	0	0.0
119	Martinsville	5	390.0	0	0.0	5	390.0	3	350.0
120	Newport News	636	20,897.1	55	NA	581	20,897.1	220	10,707.1
121	Norfolk	699	15,208.1	0	0.0	699	15,208.1	50	3,342.1
122	Norton	5	193.0	3	NA	2	193.0	2	193.0

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	33	835.5	1	0	1	111	82
0	0.0	0	0.0	0	0.0	2	0	2	104	83
0	0.0	0	0.0	0	0.0	2	0	2	31	84
0	0.0	0	0.0	8	152.0	0	0	0	299	85
0	0.0	0	0.0	0	0.0	0	0	0	246	86
0	0.0	0	0.0	0	0.0	0	0	0	26	87
0	0.0	0	0.0	0	0.0	0	0	0	31	88
0	0.0	4	66.0	0	0.0	1	0	1	164	89
0	0.0	0	0.0	0	0.0	4	8	12	47	90
0	0.0	0	0.0	0	0.0	0	0	0	150	91
0	0.0	0	0.0	0	0.0	0	0	0	31	92
4	67.0	7	200.0	0	0.0	1	0	1	144	93
0	0.0	0	0.0	0	0.0	2	0	2	85	94
0	0.0	24	833.0	345	6,199.2	0	0	0	474	95
0	0.0	0	0.0	24	840.0	1	0	1	37	96
0	0.0	0	0.0	0	0.0	0	0	0	0	97
2	115.0	8	265.0	0	0.0	5	0	5	9	98
0	0.0	0	0.0	40	815.0	0	0	0	42	99
16	427.5	0	0.0	0	0.0	2	0	2	19	100
12	396.5	0	0.0	148	4,166.7	13	0	13	732	101
0	0.0	0	0.0	0	0.0	0	0	0	0	102
0	0.0	0	0.0	0	0.0	2	0	2	5	103
0	0.0	0	0.0	0	0.0	13	0	13	-3	104
0	0.0	0	0.0	13	220.0	3	0	3	27	105
0	0.0	0	0.0	0	0.0	1	0	1	2	106
0	0.0	0	0.0	0	0.0	2	0	2	15	107
0	0.0	0	0.0	0	0.0	0	0	0	0	108
2	40.0	4	110.0	0	0.0	2	0	2	11	109
0	0.0	0	0.0	0	0.0	0	0	0	10	110
0	0.0	0	0.0	0	0.0	1	0	1	11	111
0	0.0	0	0.0	306	11,741.1	12	0	12	634	112
0	0.0	0	0.0	29	496.0	10	0	10	69	113
0	0.0	0	0.0	0	0.0	2	0	2	9	114
0	0.0	0	0.0	0	0.0	0	0	0	4	115
0	0.0	0	0.0	16	320.0	16	0	16	17	116
0	0.0	0	0.0	0	0.0	0	0	0	432	117
0	0.0	0	0.0	0	0.0	0	0	0	0	118
2	40.0	0	0.0	0	0.0	8	0	8	-3	119
0	0.0	0	0.0	361	10,190.0	26	0	26	610	120
50	892.6	23	180.6	576	10,792.8	113	0	113	586	121
0	0.0	0	0.0	0	0.0	2	0	2	3	122

Table 1. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
123	Petersburg	6	105.3	4	50.3	2	55.0	2	55.0
124	Poquoson	161	5,699.5	3	NA	158	5,699.5	48	3,196.5
125	Portsmouth	108	3,672.7	0	0.0	108	3,672.7	75	2,977.7
126	Radford	24	583.6	2	21.2	22	562.4	8	269.4
127	Richmond	54	1,590.1	0	0.0	54	1,590.1	54	1,590.1
128	Roanoke	90	2,362.4	0	0.0	90	2,362.4	29	1,371.5
129	Salem	30	1,161.3	0	0.0	30	1,161.3	26	1,045.9
130	South Boston	50	977.9	0	0.0	50	977.9	2	0.0
131	Staunton	26	714.9	0	0.0	26	714.9	26	714.9
132	Suffolk (1)	67	3,806.1	7	112.4	60	3,693.7	44	2,961.9
133	Virginia Beach	1,792	87,807.7	0	0.0	1,792	87,807.7	1,580	81,063.7
134	Waynesboro	6	169.0	0	0.0	6	169.0	6	169.0
135	Williamsburg	4	545.0	0	0.0	4	545.0	4	545.0
136	Winchester	86	2,041.5	0	0.0	86	2,041.5	27	1,431.5
	PLANNING DISTRICTS								
137	LENOWISCO	324	4,563.6	211	398.7	113	4,164.9	78	3,241.3
138	Cumberland Plateau	361	6,123.5	292	3,448.0	69	2,675.5	65	2,609.5
139	Mount Rogers	581	8,294.2	367	1,491.8	214	6,802.4	204	6,422.4
140	New River Valley	298	4,907.6	172	282.2	126	4,625.4	108	4,242.4
141	Fifth	507	19,106.4	48	430.3	459	18,676.1	280	13,330.1
142	Central Shenandoah	619	16,411.6	207	264.5	412	16,147.2	257	12,747.2
143	Lord Fairfax	655	27,867.2	76	756.6	579	27,110.5	358	15,925.6
144	Northern Virginia	5,535	279,469.3	1	6.0	5,534	279,463.3	4,537	243,123.0
145	Rappahannock-Rapidan	426	27,951.6	49	248.6	377	27,703.0	359	27,177.0
146	Thomas Jefferson	441	22,909.1	98	646.0	343	22,263.1	254	17,518.3
147	Central Virginia	445	11,291.6	184	919.8	261	10,371.7	188	8,675.7
148	West Piedmont	495	12,438.2	234	1,323.9	261	11,114.3	210	9,991.9
149	Southside	342	3,432.1	165	856.9	177	2,575.1	129	1,597.2
150	Piedmont	225	5,354.0	124	1,135.3	101	4,218.7	76	3,218.7
151	Richmond Regional	2,660	80,226.3	237	232.5	2,423	79,993.9	1,871	67,067.4
152	RADCO	658	35,807.8	106	1,027.5	552	34,780.3	544	34,628.3
153	Northern Neck	131	5,196.2	48	356.5	83	4,839.7	83	4,839.7
154	Middle Peninsula	272	11,255.3	124	1,741.9	148	9,513.5	148	9,511.5
155	Crater	181	5,815.9	69	456.2	112	5,359.8	112	5,359.8
156	Southeastern Virginia	3,457	154,321.8	77	1,388.8	3,380	152,933.0	2,304	128,182.9
157	Peninsula	2,115	78,533.4	100	16.3	2,015	78,517.1	845	46,090.8
158	Accomack-Northampton	78	2,214.2	39	564.8	39	1,649.4	39	1,649.4
159	Virginia	20,806	823,490.8	3,028	17,993.1	17,778	805,497.9	13,049	667,150.1

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	9	0	9	-3	123
0	0.0	0	0.0	110	2,503.0	0	0	0	161	124
2	43.3	0	0.0	31	651.7	9	0	9	99	125
8	173.0	0	0.0	6	120.0	2	0	2	22	126
0	0.0	0	0.0	0	0.0	18	0	18	36	127
4	70.0	24	540.0	33	380.9	25	0	25	65	128
4	115.4	0	0.0	0	0.0	2	0	2	28	129
0	0.0	0	0.0	48	977.9	1	0	1	49	130
0	0.0	0	0.0	0	0.0	0	0	0	26	131
6	210.6	10	521.2	0	0.0	9	0	9	58	132
26	1,467.0	0	0.0	186	5,277.0	12	0	12	1,780	133
0	0.0	0	0.0	0	0.0	0	0	0	6	134
0	0.0	0	0.0	0	0.0	6	0	6	-2	135
0	0.0	8	180.0	51	430.0	2	0	2	84	136
4	67.0	7	200.0	24	656.6	3	0	3	321	137
0	0.0	4	66.0	0	0.0	2	0	2	359	138
2	115.0	8	265.0	0	0.0	10	0	10	571	139
12	263.0	0	0.0	6	120.0	3	0	3	295	140
12	267.6	24	540.0	143	4,538.4	45	0	45	462	141
2	39.0	0	0.0	153	3,361.0	10	0	10	609	142
4	91.0	8	180.0	209	10,913.9	8	8	16	639	143
8	671.0	0	0.0	989	35,669.3	59	0	59	5,476	144
8	276.0	4	100.0	6	150.0	1	0	1	425	145
36	1,929.2	12	426.5	41	2,389.1	2	0	2	439	146
8	131.0	32	840.0	33	725.0	19	0	19	426	147
2	40.0	6	125.0	43	957.5	12	0	12	483	148
0	0.0	0	0.0	48	977.9	1	0	1	341	149
0	0.0	9	650.0	16	350.0	5	0	5	220	150
0	0.0	0	0.0	552	12,926.4	23	0	23	2,637	151
0	0.0	0	0.0	8	152.0	0	0	0	658	152
0	0.0	0	0.0	0	0.0	0	0	0	131	153
0	0.0	0	0.0	0	2.0	0	0	0	272	154
0	0.0	0	0.0	0	0.0	14	0	14	167	155
98	3,050.0	37	811.8	941	20,888.2	160	0	160	3,297	156
0	0.0	48	1,793.0	1,122	30,633.3	44	0	44	2,071	157
0	0.0	0	0.0	0	0.0	0	0	0	78	158
196	6,939.8	199	5,997.3	4,334	125,410.6	421	8	429	20,377	159

Table 2.
Housing Units Authorized in Virginia Localities, 4th Quarter, 1985

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
	COUNTIES								
1	Accomack	82	2,144.6	52	888.6	30	1,256.0	30	1,256.0
2	Albemarle	139	9,657.1	12	104.0	127	9,553.1	100	8,441.7
3	Alleghany	19	228.1	18	227.4	1	0.7	1	0.7
4	Amelia	17	368.6	13	233.2	4	135.4	4	135.4
5	Amherst	64	1,590.4	34	331.1	30	1,259.3	22	1,089.3
6	Appomattox	29	710.2	21	256.2	8	454.0	8	454.0
7	Arlington	323	16,338.9	0	0.0	323	16,338.9	43	2,848.9
8	Augusta	111	3,530.4	55	461.5	56	3,069.0	56	3,069.0
9	Bath (1)	7	162.0	2	24.0	5	138.0	5	138.0
10	Bedford (2)	0	0.0	0	0.0	0	0.0	0	0.0
11	Bland	15	188.0	11	98.0	4	90.0	4	90.0
12	Botetourt	34	1,876.0	0	0.0	34	1,876.0	34	1,876.0
13	Brunswick	33	792.1	26	427.4	7	364.7	7	364.7
14	Buchanan	49	624.1	40	335.6	9	288.5	9	288.5
15	Buckingham	29	804.8	18	181.5	11	623.3	11	623.3
16	Campbell	150	3,926.0	80	945.3	70	2,980.7	43	2,285.7
17	Caroline	59	1,464.9	33	276.9	26	1,188.0	26	1,188.0
18	Carroll	78	1,473.4	61	657.7	17	815.7	17	815.7
19	Charles City (3)	2	56.0	0	0.0	2	56.0	2	56.0
20	Charlotte (1)	24	515.4	16	174.0	8	341.4	8	341.4
21	Chesterfield	1,100	32,730.4	67	791.7	1,033	31,938.7	821	30,163.7
22	Clarke	16	1,139.0	0	0.0	16	1,139.0	16	1,139.0
23	Craig	22	287.3	15	105.2	7	182.0	7	182.0
24	Culpeper	13	508.5	0	0.0	13	508.5	5	185.0
25	Cumberland (11)	0	0.0	0	0.0	0	0.0	0	0.0
26	Dickenson	NA	(Reports Annually)						
27	Dinwiddie	39	778.0	27	319.0	12	459.0	12	459.0
28	Essex	NA	(Reports Annually)						
29	Fairfax	2,573	139,002.9	0	0.0	2,573	139,002.9	2,317	129,770.2
30	Fauquier	164	11,837.8	7	160.2	157	11,677.6	157	11,677.6
31	Floyd	19	300.0	11	NA	8	300.0	8	300.0
32	Fluvanna	33	1,885.5	1	NA	32	1,885.5	32	1,885.5
33	Franklin	105	3,262.1	53	444.7	52	2,817.4	52	2,817.4
34	Frederick	120	5,224.9	8	141.9	112	5,083.0	112	5,083.0
35	Giles	30	586.1	19	203.1	11	383.0	11	383.0
36	Gloucester	265	11,789.0	107	1,706.4	158	10,082.6	124	7,497.6
37	Goochland	47	2,578.3	8	94.5	39	2,483.8	39	2,483.8
38	Grayson	33	559.4	20	144.5	13	414.9	13	414.9
39	Greene	21	1,060.4	2	27.2	19	1,033.1	19	1,033.1
40	Greensville (11)	0	0.0	0	0.0	0	0.0	0	0.0

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	0	0	0	82	1
0	0.0	0	0.0	27	1,111.4	0	0	0	139	2
0	0.0	0	0.0	0	0.0	1	0	1	18	3
0	0.0	0	0.0	0	0.0	0	0	0	17	4
0	0.0	0	0.0	8	170.0	0	0	0	64	5
0	0.0	0	0.0	0	0.0	0	0	0	29	6
0	0.0	0	0.0	280	13,490.0	22	0	22	301	7
0	0.0	0	0.0	0	0.0	1	0	1	110	8
0	0.0	0	0.0	0	0.0	0	0	0	7	9
0	0.0	0	0.0	0	0.0	0	0	0	0	10
0	0.0	0	0.0	0	0.0	0	0	0	15	11
0	0.0	0	0.0	0	0.0	4	0	4	30	12
0	0.0	0	0.0	0	0.0	0	0	0	33	13
0	0.0	0	0.0	0	0.0	0	0	0	49	14
0	0.0	0	0.0	0	0.0	0	0	0	29	15
2	50.0	8	220.0	17	425.0	1	0	1	149	16
0	0.0	0	0.0	0	0.0	0	0	0	59	17
0	0.0	0	0.0	0	0.0	0	0	0	78	18
0	0.0	0	0.0	0	0.0	0	0	0	2	19
0	0.0	0	0.0	0	0.0	0	0	0	24	20
2	28.0	0	0.0	210	1,747.0	0	0	0	1,100	21
0	0.0	0	0.0	0	0.0	1	0	1	15	22
0	0.0	0	0.0	0	0.0	0	0	0	22	23
0	0.0	3	73.5	5	250.0	1	0	1	12	24
0	0.0	0	0.0	0	0.0	0	0	0	0	25
										26
0	0.0	0	0.0	0	0.0	0	0	0	39	27
										28
12	1,304.0	0	0.0	244	7,928.7	0	0	0	2,573	29
0	0.0	0	0.0	0	0.0	0	0	0	164	30
0	0.0	0	0.0	0	0.0	0	0	0	19	31
0	0.0	0	0.0	0	0.0	0	0	0	33	32
0	0.0	0	0.0	0	0.0	2	0	2	103	33
0	0.0	0	0.0	0	0.0	0	0	0	120	34
0	0.0	0	0.0	0	0.0	0	0	0	30	35
2	53.0	0	0.0	32	2,532.0	0	0	0	265	36
0	0.0	0	0.0	0	0.0	0	0	0	47	37
0	0.0	0	0.0	0	0.0	0	0	0	33	38
0	0.0	0	0.0	0	0.0	0	0	0	21	39
0	0.0	0	0.0	0	0.0	0	0	0	0	40

Table 2. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
41	Halifax	71	1,379.3	53	605.7	18	773.6	18	773.6
42	Hanover	293	8,733.9	32	378.1	261	8,355.8	117	5,580.8
43	Henrico	1,225	30,988.9	4	77.5	1,221	30,911.4	447	17,504.0
44	Henry	137	2,809.9	88	738.3	49	2,071.6	24	1,553.3
45	Highland	0	0.0	0	0.0	0	0.0	0	0.0
46	Isle of Wight (2)	0	0.0	0	0.0	0	0.0	0	0.0
47	James City	173	13,419.6	0	0.0	173	13,419.6	122	9,965.0
48	King and Queen	NA	(Reports Annually)						
49	King George	82	2,232.7	36	NA	46	2,232.7	34	1,895.2
50	King William	22	991.2	0	0.0	22	991.2	22	991.2
51	Lancaster	32	1,745.3	3	15.5	29	1,729.8	29	1,729.8
52	Lee (1)	42	653.7	31	291.5	11	362.2	11	362.2
53	Loudoun	660	28,026.9	0	0.0	660	28,026.9	378	20,475.5
54	Louisa (1)	85	2,095.8	40	335.6	45	1,760.2	41	1,670.3
55	Lunenburg	25	383.5	18	133.1	7	250.3	7	250.3
56	Madison	19	662.3	8	97.2	11	565.1	11	565.1
57	Mathews	NA	(Reports Annually)						
58	Mecklenburg	63	1,383.7	43	567.7	20	816.0	20	816.0
59	Middlesex	NA	(Reports Annually)						
60	Montgomery (3)	67	1,785.6	37	310.4	30	1,475.2	26	1,385.2
61	Nelson	36	2,186.4	15	172.2	21	2,014.2	21	2,014.2
62	New Kent	39	1,937.2	5	59.1	34	1,878.1	34	1,878.1
63	Northampton (11)	0	0.0	0	0.0	0	0.0	0	0.0
64	Northumberland	34	1,454.7	12	111.5	22	1,343.2	22	1,343.2
65	Nottoway	26	1,486.5	14	156.9	12	1,329.6	12	1,329.6
66	Orange	69	3,308.3	15	NA	54	3,308.3	42	2,508.3
67	Page	33	628.8	20	233.5	13	395.3	13	395.3
68	Patrick	0	0.0	0	0.0	0	0.0	0	0.0
69	Pittsylvania	183	3,590.9	132	1,265.9	51	2,325.0	47	2,255.0
70	Powhatan	31	1,456.5	4	45.0	27	1,411.5	27	1,411.5
71	Prince Edward	16	320.4	8	86.4	8	234.0	8	234.0
72	Prince George (1)	46	2,173.1	0	0.0	46	2,173.1	46	2,173.1
73	Prince William (5)	588	29,854.2	0	0.0	588	29,854.2	548	28,414.9
74	Pulaski (6)	158	2,649.1	35	290.3	123	2,358.8	17	705.4
75	Rappahannock	8	528.5	0	0.0	8	528.5	8	528.5
76	Richmond	3	110.2	0	0.0	3	110.2	3	110.2
77	Roanoke	158	7,405.8	8	94.5	150	7,311.3	148	7,281.3
78	Rockbridge	41	962.4	27	258.4	14	704.0	14	704.0
79	Rockingham	90	2,691.5	40	335.6	50	2,355.9	50	2,355.9
80	Russell	70	1,069.7	58	523.9	12	545.8	12	545.8
81	Scott	52	768.9	44	519.9	8	249.0	8	249.0

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	0	0	0	71	41
0	0.0	0	0.0	144	2,775.0	0	0	0	293	42
0	0.0	4	71.9	770	13,335.5	7	0	7	1,218	43
2	45.0	3	27.5	20	445.8	2	0	2	135	44
0	0.0	0	0.0	0	0.0	0	0	0	0	45
0	0.0	0	0.0	0	0.0	0	0	0	0	46
2	45.0	0	0.0	49	3,409.6	1	0	1	172	47
										48
0	0.0	12	337.6	0	0.0	0	0	0	82	49
0	0.0	0	0.0	0	0.0	0	0	0	22	50
0	0.0	0	0.0	0	0.0	0	0	0	32	51
0	0.0	0	0.0	0	0.0	0	0	0	42	52
0	0.0	0	0.0	282	7,551.4	0	0	0	660	53
0	0.0	4	89.9	0	0.0	0	0	0	85	54
0	0.0	0	0.0	0	0.0	0	0	0	25	55
0	0.0	0	0.0	0	0.0	0	0	0	19	56
										57
0	0.0	0	0.0	0	0.0	0	0	0	63	58
										59
4	90.0	0	0.0	0	0.0	0	0	0	67	60
0	0.0	0	0.0	0	0.0	1	0	1	35	61
0	0.0	0	0.0	0	0.0	0	0	0	39	62
0	0.0	0	0.0	0	0.0	0	0	0	0	63
0	0.0	0	0.0	0	0.0	0	0	0	34	64
0	0.0	0	0.0	0	0.0	5	0	5	21	65
0	0.0	0	0.0	12	800.0	0	0	0	69	66
0	0.0	0	0.0	0	0.0	0	0	0	33	67
0	0.0	0	0.0	0	0.0	0	0	0	0	68
4	70.0	0	0.0	0	0.0	0	0	0	183	69
0	0.0	0	0.0	0	0.0	0	0	0	31	70
0	0.0	0	0.0	0	0.0	0	0	0	16	71
0	0.0	0	0.0	0	0.0	0	0	0	46	72
0	0.0	0	0.0	40	1,439.4	3	0	3	585	73
0	0.0	0	0.0	106	1,653.4	1	0	1	157	74
0	0.0	0	0.0	0	0.0	0	0	0	8	75
0	0.0	0	0.0	0	0.0	0	0	0	3	76
2	30.0	0	0.0	0	0.0	3	0	3	155	77
0	0.0	0	0.0	0	0.0	3	0	3	38	78
0	0.0	0	0.0	0	0.0	0	0	0	90	79
0	0.0	0	0.0	0	0.0	0	0	0	70	80
0	0.0	0	0.0	0	0.0	0	0	0	52	81

Table 2. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
82	Shenandoah	73	1,980.0	8	60.6	65	1,919.4	34	1,279.4
83	Smyth	46	931.5	32	268.5	14	663.0	14	663.0
84	Southampton	29	726.6	13	119.5	16	607.1	12	487.1
85	Spotsylvania	304	15,550.8	22	184.6	282	15,366.2	212	14,074.2
86	Stafford	212	10,173.4	51	937.4	161	9,236.0	161	9,236.0
87	Surry	22	738.5	9	120.6	13	617.9	13	617.9
88	Sussex	17	331.0	8	111.0	9	220.0	9	220.0
89	Tazewell	103	1,799.3	89	1,141.0	14	658.3	14	658.3
90	Warren	34	1,371.4	5	171.2	29	1,200.2	29	1,200.2
91	Washington	103	1,825.4	53	626.2	50	1,199.2	50	1,199.2
92	Westmoreland	64	1,875.9	11	NA	53	1,875.9	13	835.9
93	Wise (7)	116	1,849.6	87	789.2	29	1,060.5	24	980.5
94	Wythe	62	1,171.5	43	492.0	19	679.5	14	594.5
95	York (1)	76	4,447.5	6	1.7	70	4,445.8	64	4,153.8
	CITIES								
96	Alexandria (7)	0	0.0	0	0.0	0	0.0	0	0.0
97	Bedford (11)	0	0.0	0	0.0	0	0.0	0	0.0
98	Bristol	20	524.2	0	0.0	20	524.2	18	489.2
99	Buena Vista	3	169.0	0	0.0	3	169.0	3	169.0
100	Charlottesville	27	973.0	0	0.0	27	973.0	2	85.0
101	Chesapeake	459	27,891.8	8	181.2	451	27,710.5	373	24,661.8
102	Clifton Forge (2)	0	0.0	0	0.0	0	0.0	0	0.0
103	Colonial Heights	25	994.2	0	0.0	25	994.2	13	696.7
104	Covington	10	150.0	10	150.0	0	0.0	0	0.0
105	Danville	17	800.9	2	37.6	15	763.3	8	602.0
106	Emporia	2	72.0	1	14.0	1	58.0	1	58.0
107	Fairfax	10	643.4	0	0.0	10	643.4	10	643.4
108	Falls Church (8)	0	0.0	0	0.0	0	0.0	0	0.0
109	Franklin	12	449.5	0	0.0	12	449.5	4	276.5
110	Fredericksburg	2	167.0	0	0.0	2	167.0	2	167.0
111	Galax	10	223.0	6	40.0	4	183.0	4	183.0
112	Hampton	527	55,819.6	14	165.4	513	55,654.2	283	50,874.7
113	Harrisonburg	59	1,719.8	2	16.8	57	1,703.0	6	294.0
114	Hopewell	16	639.0	0	0.0	16	639.0	16	639.0
115	Lexington (1)	0	0.0	0	0.0	0	0.0	0	0.0
116	Lynchburg	39	1,405.8	9	83.6	30	1,322.2	12	484.0
117	Manassas	89	3,963.9	0	0.0	89	3,963.9	79	3,608.0
118	Manassas Park	28	862.1	0	0.0	28	862.1	28	862.1
119	Martinsville	5	343.0	0	0.0	5	343.0	5	343.0
120	Newport News	806	23,144.4	37	487.6	769	22,656.8	247	11,697.2
121	Norfolk	399	9,250.3	0	0.0	399	9,250.3	56	2,602.4
122	Norton	15	60.0	14	NA	1	60.0	1	60.0

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	31	640.0	1	0	1	72	82
0	0.0	0	0.0	0	0.0	2	0	2	44	83
0	0.0	4	120.0	0	0.0	0	0	0	29	84
0	0.0	24	480.0	46	812.0	0	0	0	304	85
0	0.0	0	0.0	0	0.0	0	0	0	212	86
0	0.0	0	0.0	0	0.0	1	0	1	21	87
0	0.0	0	0.0	0	0.0	0	0	0	17	88
0	0.0	0	0.0	0	0.0	0	0	0	103	89
0	0.0	0	0.0	0	0.0	0	0	0	34	90
0	0.0	0	0.0	0	0.0	0	0	0	103	91
0	0.0	0	0.0	40	1,040.0	0	0	0	64	92
2	20.0	3	60.0	0	0.0	1	0	1	115	93
0	0.0	0	0.0	5	NA	3	0	3	59	94
0	0.0	0	0.0	6	292.0	0	0	0	76	95
0	0.0	0	0.0	0	0.0	0	0	0	0	96
0	0.0	0	0.0	0	0.0	0	0	0	0	97
2	35.0	0	0.0	0	0.0	2	0	2	18	98
0	0.0	0	0.0	0	0.0	0	0	0	3	99
8	188.0	4	220.0	13	480.0	8	0	8	19	100
6	224.2	0	0.0	72	2,824.6	8	0	8	451	101
0	0.0	0	0.0	0	0.0	0	0	0	0	102
0	0.0	12	297.6	0	0.0	0	0	0	25	103
0	0.0	0	0.0	0	0.0	13	0	13	-3	104
2	33.3	0	0.0	5	128.0	4	0	4	13	105
0	0.0	0	0.0	0	0.0	10	0	10	-8	106
0	0.0	0	0.0	0	0.0	1	0	1	9	107
0	0.0	0	0.0	0	0.0	0	0	0	0	108
4	73.0	4	100.0	0	0.0	0	0	0	12	109
0	0.0	0	0.0	0	0.0	0	0	0	2	110
0	0.0	0	0.0	0	0.0	2	0	2	8	111
0	0.0	4	50.0	226	4,729.5	17	0	17	510	112
2	110.0	20	513.0	29	786.0	1	0	1	58	113
0	0.0	0	0.0	0	0.0	4	0	4	12	114
0	0.0	0	0.0	0	0.0	0	0	0	0	115
10	663.2	0	0.0	8	175.0	8	0	8	31	116
0	0.0	0	0.0	10	355.9	0	0	0	89	117
0	0.0	0	0.0	0	0.0	0	0	0	28	118
0	0.0	0	0.0	0	0.0	2	0	2	3	119
2	60.0	0	0.0	520	10,899.6	14	0	14	792	120
60	950.0	39	700.0	244	4,997.9	93	0	93	306	121
0	0.0	0	0.0	0	0.0	0	0	0	15	122

Table 2. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
123	Petersburg	16	347.4	7	118.4	9	229.0	9	229.0
124	Poquoson	88	3,235.9	1	11.8	87	3,224.0	39	2,128.0
125	Portsmouth	116	4,740.7	0	0.0	116	4,740.7	70	3,226.9
126	Radford	9	330.2	4	48.3	5	281.9	5	281.9
127	Richmond	96	3,026.3	0	0.0	96	3,026.3	94	2,976.3
128	Roanoke	20	829.7	0	0.0	20	829.7	10	606.7
129	Salem	15	906.9	0	0.0	15	906.9	15	906.9
130	South Boston	3	16.0	0	0.0	3	16.0	3	16.0
131	Staunton	7	334.0	0	0.0	7	334.0	7	334.0
132	Suffolk (1)	93	5,550.8	6	103.8	87	5,447.1	61	3,857.2
133	Virginia Beach	2,885	99,356.5	0	0.0	2,885	99,356.5	2,102	83,507.5
134	Waynesboro	12	681.5	3	29.5	9	652.0	9	652.0
135	Williamsburg	5	587.6	1	0.6	4	587.0	4	587.0
136	Winchester	32	1,739.5	0	0.0	32	1,739.5	24	1,589.5
	PLANNING DISTRICTS								
137	LENOWISCO	225	3,332.2	176	1,600.6	49	1,731.7	44	1,651.7
138	Cumberland Plateau	222	3,493.1	187	2,000.5	35	1,492.6	35	1,492.6
139	Mount Rogers	367	6,896.4	226	2,326.9	141	4,569.5	134	4,449.5
140	New River Valley	283	5,651.0	106	852.1	177	4,798.9	67	3,055.5
141	Fifth	278	11,683.8	51	577.1	227	11,106.6	215	10,853.6
142	Central Shenandoah	330	10,250.6	129	1,125.8	201	9,124.9	150	7,915.9
143	Lord Fairfax	308	12,083.6	41	607.2	267	11,476.4	228	10,686.4
144	Northern Virginia	4,271	218,692.3	0	0.0	4,271	218,692.3	3,403	186,623.0
145	Rappahannock-Rapidan	273	16,845.4	30	257.4	243	16,588.0	223	15,464.5
146	Thomas Jefferson	341	17,858.2	70	639.0	271	17,219.1	215	15,129.8
147	Central Virginia	282	7,632.4	144	1,616.2	138	6,016.2	85	4,313.0
148	West Piedmont	447	10,806.8	275	2,486.5	172	8,320.3	136	7,570.7
149	Southside	170	3,571.1	122	1,600.8	48	1,970.3	48	1,970.3
150	Piedmont	137	3,879.2	87	965.1	50	2,914.0	50	2,914.0
151	Richmond Regional	2,833	81,507.5	120	1,445.9	2,713	80,061.6	1,581	62,054.2
152	RADCO	659	29,588.8	142	1,398.9	517	28,189.9	435	26,560.4
153	Northern Neck	133	5,186.1	26	127.0	107	5,059.1	67	4,019.1
154	Middle Peninsula	287	12,780.2	107	1,706.4	180	11,073.8	146	8,488.8
155	Crater	183	6,073.2	52	683.0	131	5,390.2	119	5,092.7
156	Southeastern Virginia	3,993	147,966.2	27	404.5	3,966	147,561.7	2,678	118,619.4
157	Peninsula	1,675	100,654.6	59	667.1	1,616	99,987.4	759	79,405.7
158	Accomack-Northampton	82	2,144.6	52	888.6	30	1,256.0	30	1,256.0
159	Virginia	17,779	718,577.4	2,229	23,976.6	15,550	694,600.5	10,848	579,386.9

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	3	0	3	13	123
0	0.0	0	0.0	48	1,096.0	0	0	0	88	124
2	35.0	0	0.0	44	1,478.8	12	0	12	104	125
0	0.0	0	0.0	0	0.0	0	0	0	9	126
2	50.0	0	0.0	0	0.0	83	0	83	13	127
6	113.0	4	110.0	0	0.0	24	0	24	-4	128
0	0.0	0	0.0	0	0.0	7	0	7	8	129
0	0.0	0	0.0	0	0.0	0	0	0	3	130
0	0.0	0	0.0	0	0.0	0	0	0	7	131
2	53.8	0	0.0	24	1,536.0	0	0	0	93	132
34	1,639.0	4	354.0	745	13,856.0	13	0	13	2,872	133
0	0.0	0	0.0	0	0.0	0	0	0	12	134
0	0.0	0	0.0	0	0.0	1	0	1	4	135
0	0.0	0	0.0	8	150.0	1	0	1	31	136
2	20.0	3	60.0	0	0.0	1	0	1	224	137
0	0.0	0	0.0	0	0.0	0	0	0	222	138
2	35.0	0	0.0	5	0.0	9	0	9	358	139
4	90.0	0	0.0	106	1,653.4	1	0	1	282	140
8	143.0	4	110.0	0	0.0	52	0	52	226	141
2	110.0	20	513.0	29	786.0	5	0	5	325	142
0	0.0	0	0.0	39	790.0	3	0	3	305	143
12	1,304.0	0	0.0	856	30,765.4	26	0	26	4,245	144
0	0.0	3	73.5	17	1,050.0	1	0	1	272	145
8	188.0	8	309.9	40	1,591.4	9	0	9	332	146
12	713.2	8	220.0	33	770.0	9	0	9	273	147
8	148.3	3	27.5	25	573.8	10	0	10	437	148
0	0.0	0	0.0	0	0.0	0	0	0	170	149
0	0.0	0	0.0	0	0.0	5	0	5	132	150
4	78.0	4	71.9	1,124	17,857.5	90	0	90	2,743	151
0	0.0	36	817.6	46	812.0	0	0	0	659	152
0	0.0	0	0.0	40	1,040.0	0	0	0	133	153
2	53.0	0	0.0	32	2,532.0	0	0	0	287	154
0	0.0	12	297.6	0	0.0	18	0	18	165	155
108	2,975.0	51	1,274.0	1,129	24,693.3	126	0	126	3,867	156
4	105.0	4	50.0	849	20,426.7	33	0	33	1,642	157
0	0.0	0	0.0	0	0.0	0	0	0	82	158
176	5,962.5	156	3,825.0	4,370	105,341.5	398	0	398	17,381	159

Notes to Table 1 and Table 2

THIRD QUARTER

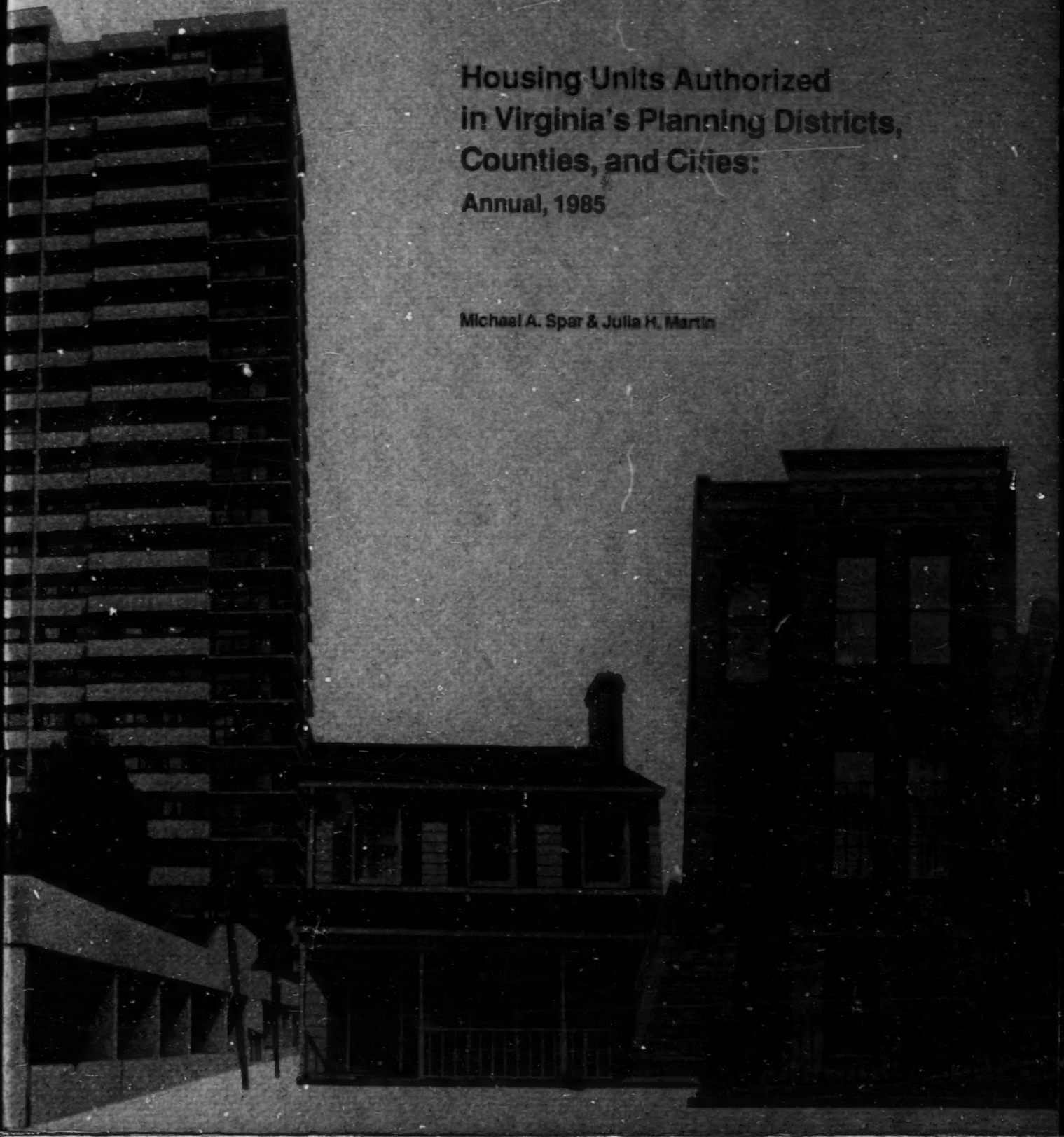
NA Data not available.
(1) Reported eight months.
(2) Did not report.
(3) Blacksburg Town did not report. The balance of Montgomery County reported nine months.
(4) Occoquan Town reported seven months. The balance of Prince William County reported nine months.
(5) Dublin Town reported eight months. The balance of Pulaski County reported nine months.
(6) St. Paul Town reported five months. The balance of Wise County reported nine months.
(7) Reported two months.
(8) Reported five months.
(9) Reported six months.

FOURTH QUARTER

NA Data not available.
(1) Reported 11 months.
(2) Did not report.
(3) Reported nine months.
(4) Blacksburg Town did not report. The balance of Montgomery County reported 12 months.
(5) Occoquan Town reported nine months. The balance of Prince William County reported 12 months.
(6) Dublin Town reported 10 months. The balance of Pulaski County reported 12 months.
(7) St. Paul Town reported nine months. The balance of Wise County reported 12 months.
(8) Reported two months.
(9) Reported five months.
(10) Reported 10 months.
(11) Reported six months.

LL7080-10
11/24/86

UNIVERSITY OF VIRGINIA
THE COLGATE DARDEN GRADUATE SCHOOL OF BUSINESS ADMINISTRATION
Tayloe Murphy Institute



Housing Units Authorized in Virginia's Planning Districts, Counties, and Cities:

Annual, 1985

Michael A. Spar & Julia H. Martin

Housing Units Authorized in Virginia's Planning Districts, Counties, and Cities: Annual, 1985

Michael A. Spar

Julia H. Martin

Tayloe Murphy Institute
The Colgate Darden Graduate School of Business Administration
University of Virginia

ACKNOWLEDGEMENTS

The authors wish to thank the following individuals for their assistance in collecting the permit data presented in this report: Glen Skinner, LENOWISCO Planning District Commission; Larry Carr, Cumberland Plateau Planning District Commission; Marty Britt and Timothy Carter, Mount Rogers Planning District Commission; David Rundgren and Jeff Scott, New River Valley Planning District Commission; Wayne Strictland, FIFTH Planning District Commission; Becky Earhart and William Vaughn, Central Shenandoah Planning District Commission; Gary Fuller, Rappahannock-Rapidan Planning District Commission; James Skove, Thomas Jefferson Planning District Commission; Wayne Swift, Central Virginia Planning District Commission; Robert Dowd, West Piedmont Planning District Commission; Gail Moody, Southside Planning District Commission; Myra Goodman, Piedmont Planning District Commission; Sheryl Sullivan, RADCO Planning District Commission; Jon Grimm, Northern Neck Planning District Commission; Denny Morris and George Roarty, Crater Planning District Commission; Claudia Benjamin Gooch, Southeastern Virginia Planning District Commission; Greg Brittingham, Accomack-Northampton Planning District Commission; C. Earl Hillard, Page County Building Official; Neville H. Derflinger, Jr., Warren County Building Official.

Housing Units Authorized in Virginia's Planning Districts, Counties, and Cities: Annual 1985

INTRODUCTION

Building activity is one of the most frequently used indicators of economic and demographic change. At present, the number of housing units authorized by local building permits is the best measure of housing starts available. The information contained in this report is supplied by local building officials to the Construction Division of the U.S. Bureau of the Census. The Bureau, in turn, forwards the data to the Tayloe Murphy Institute where they are tabulated and compiled.

In this release the number of residential building permits issued for housing units in Virginia counties, cities, and planning districts for 1985 is presented in Table 1. Table 2 presents data on permits issued for nonresidential construction during the year. Readers should carefully note that, unlike the data in Table 1, permits tabulated in Table 2 are for buildings, rather than for units. Tabular categories used in Table 2 include the following:

Amusement and Recreational buildings
Includes theaters, radio and television studios, auditoriums, arenas, bowling alleys, skating rinks, indoor swimming pools, and gymnasiums.

Church, Hospital, and School buildings
Includes churches, synagogues, rectories, Sunday school rooms, monasteries; general, TB, and mental hospitals and sanatoriums, health centers, clinics, rest homes, orphanages, homes for the aged, and nursing homes; penitentiaries, jails, reformatories; schools, colleges, seminaries, libraries, museums, observatories, and dormitories.

Industrial buildings
Includes plants producing, processing, and assembling goods and materials, plus affiliated buildings such as warehouses and administration buildings.

Parking Garages
Includes garage buildings and open-deck parking structures. This category does not include parking lots or residential garages and carports.

Service Stations and Repair Garages
Includes automobile repair shops.

Office, Bank, and Professional buildings
Includes buildings designed for doctors' offices and related services, chambers of commerce, public administration buildings such as post offices, city halls, court houses, and Federal offices.

Public Work and Utilities buildings
Includes plants providing public services, such as transportation, communication, power, light, heat, water supply, sewage and garbage disposal, and trash incineration.

Figure 1.
Number of
Permits Issued,
Annual Series,
1970-1985

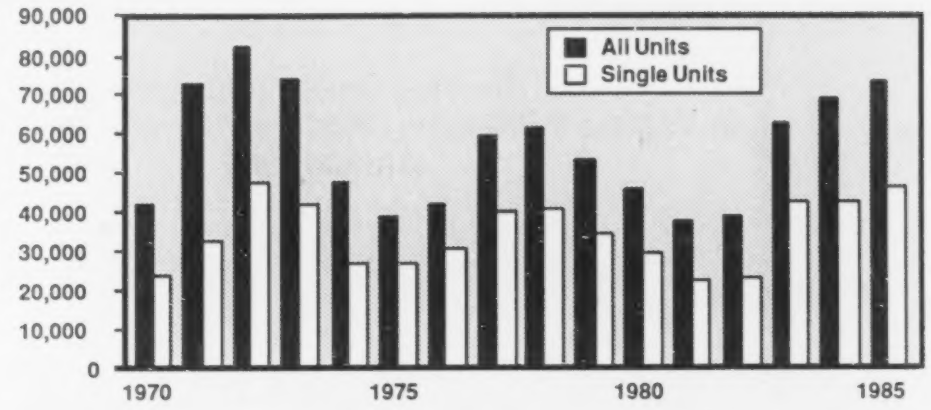


Figure 2.
Average Value
of Permits,
Per Unit,
Annual Series,
1970-1985

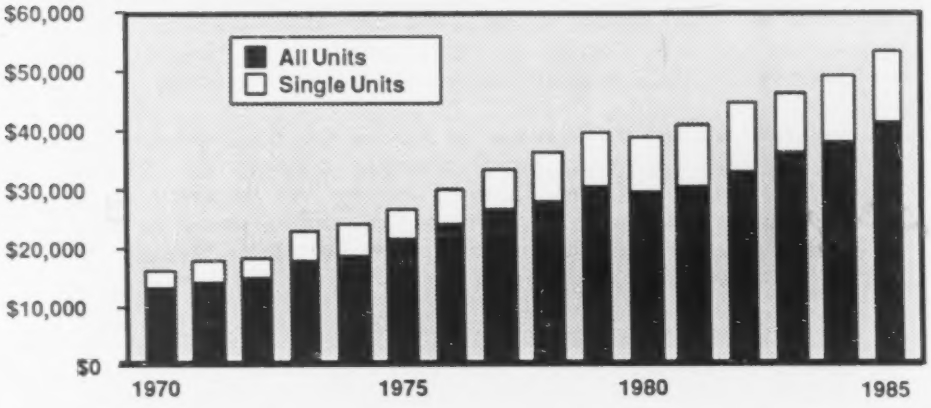


Figure 3.
Number of
Permits Issued,
Quarterly Series,
1976:1-1985:4

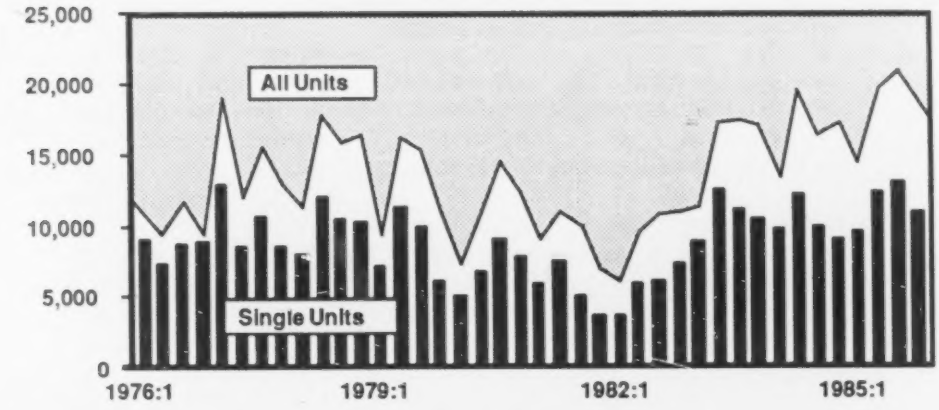
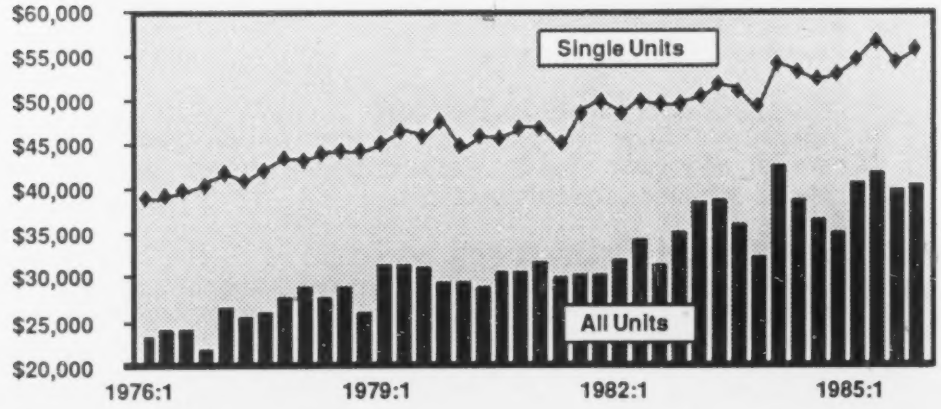


Figure 4.
Average Value
of Permits,
Per Unit,
Quarterly Series,
1976:1-1985:4



Stores and Mercantile buildings
Includes buildings used in buying, selling, distributing, and storing merchandise and materials, or performing consumer services.

Other Nonresidential buildings
Includes boathouses, burial crypts, farm buildings such as barns and silos, pumphouses, as well as government owned buildings such as armories, military barracks, police and fire stations, and convention centers.

This report analyzes and integrates current housing authorization reports, including data presented in previous editions covering the period from 1970 to the present. It is hoped that the analysis presented here will be useful to the reader both to give some idea of the trends in building activity since 1970, and also to acquaint the user with the nature of the data and of its possible interpretations.

The reader should bear in mind that the cost figures reported here are estimated construction costs submitted by the builders. They are not reported cost-at-completion of the units, nor do they include land cost or profit margin for the builder. In addition, the Census Bureau estimates that, nationwide, underestimation of costs runs from about 17.5 percent for single units, to about 30 percent for 2 and 3-4 unit structures, to more than 50 percent for 5+ unit structures. Average cost per unit data, therefore, cannot be taken as an estimate of the price of housing to the consumer. Despite these limitations, construction costs constitute a large proportion of the total market cost of housing, and thus the reported figures provide an important means of comparison among localities and for one area—such as the state—over time.

The reporting of the number of units authorized for construction is more reliable than the data for costs. The Census Bureau considers their estimates of housing authorizations in Virginia to be accurate to within plus or minus one percent.

MAJOR FINDINGS

- The population of Virginia increased 6.7 percent between April 1, 1980 and July 1, 1985, from 5,346,818 to 5,706,000.

- Between April 1, 1980 and December 31, 1985, permits for 316,457 housing units (including mobile homes) were issued. This represents an increase of 15.7 percent over the 2,020,941 units counted in the 1980 decennial census. See Figures 1 and 3.

- Since 1970 the cost of constructing a single family dwelling has increased by 232 percent, from $16,050 to $53,244. Since the first quarter of 1980 construction costs have increased by 32.9 percent. See Figures 2 and 4.

- As shown in Chart A the value of housing constructed in the Commonwealth during 1985 was about $3 billion, an increase of 16 percent compared to 1984. In constant dollars the increase was 13.5 percent.

- As shown in Chart B the value of nonresidential construction in the Commonwealth during 1985 was about $1.42 billion, an increase of 14.6 percent compared to 1984. In constant dollars the increase was 12.7 percent.

Chart A.
Aggregate Residential Construction Costs, Virginia: 1970-1985

Year	Value of Construction in Current Dollars (in Millions $)	Census Bureau Construction Cost Index	Deflated Value of Construction in Constant 1977 Dollars
1970	544.7	56.5	964.1
1971	1,023.0	59.6	1,716.4
1972	1,237.2	63.5	1,948.3
1973	1,332.9	69.5	1,917.8
1974	879.7	76.6	1,148.4
1975	838.9	83.5	1,004.7
1976	1,003.8	89.5	1,121.6
1977	1,564.5	100.0	1,564.5
1978	1,703.2	114.3	1,490.1
1979	1,617.3	129.3	1,250.8
1980	1,357.3	143.3	947.2
1981	1,134.8	154.6	734.0
1982	1,260.3	158.2	796.6
1983	2,257.8	161.8	1,395.4
1984	2,601.8	168.2	1,546.8
1985	3,018.9	171.9	1,756.2

Census Bureau Construction Cost Index from *Construction Review*, table E-1, volume 32, number 2, March/April 1986.

Deflated value = current value * (100/Index value).

STATEWIDE RESIDENTIAL TRENDS

During 1985 73,245 permits were issued in Virginia, 6.2 percent more than during 1984, and about 45 percent above the 1980-1984 average of 50,672 permits per year. In fact, this level of building activity has not been seen in Virginia since the 1971-1973 housing boom, when an average of about 76,000 permits were issued annually. Average cost data for 1985 indicate a relatively large increase over 1984, 9.3 percent, from $37,708 to $41,217. This is considerably more than the 4.7 percent increase recorded between 1983 and 1984.

The number of permits issued for single family units, which make up the majority of all permits, increased 8.2 percent between 1984 and 1985, from 42,524 to 46,011 units. The number of single family permits issued during 1985 was well above the 1980-1984 average of 31,912 units per year. Average cost data for 1985 show a substantial increase over the 1984 average, increasing 8.6 percent, from $49,029 to $53,244 per unit.

Data on the distribution of permits by type of structure show an interesting change from prior years (see Figure 5). From 1976 through 1982 permits for single

Chart B.
Aggregate Nonresidential Construction Costs, Virginia: 1980-1985

Year	Value of Construction In Current Dollars (In Millions $)	Boeckh Index for Commercial Buildings	Deflated Value of Construction in Constant 1977 Dollars
1980	664.9	127.7	520.7
1981	781.6	140.1	557.9
1982	790.4	151.9	520.3
1983	1,013.6	159.9	633.9
1984	1,242.8	166.2	747.8
1985	1,424.5	169.1	842.4

Boeckh Index from *Construction Review*, table E-1, volume 32, number 2, March/April 1986.

Deflated value = current value * (100/index value).

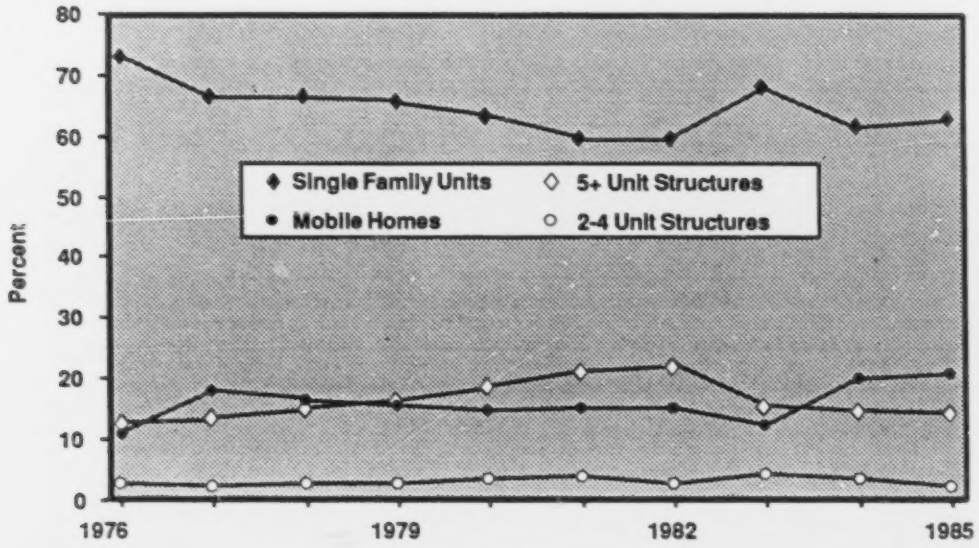
family units made up a decreasing proportion of the total number of permits issued, declining from 73.3 percent of all permits in 1976 to 59.8 percent in 1982. At the same time permits for mobile homes were an increasing proportion of all permits issued, rising from 12.8 percent in 1976 to 22.4 percent in 1982. In 1983, the first year of the current housing expansion, the proportion of single family permits issued jumped to 68.1 percent (from 59.8 percent in the preceding year), while the proportion of mobile home permits declined from 22.4 percent to 15.5 percent. This pattern of opposite movements of single family and mobile home permits suggests that the two housing types are substitutes for one another, and that when purchases of new single family homes increase, sales of mobile homes decline. When new single family homes become expensive (through either high unit costs or high mortgage lending rates), mobile home sales increase.

In 1984 this historic pattern ended as the proportion of both single family and mobile homes declined from their 1983 levels. On the other hand, the number of permits issued for structures containing five or more units per structure increased dramatically, from 12.3 percent of all permits issued in 1983 to 20.1 percent in 1984. The increase in the proportion of units of this structural type reversed a six year trend that saw an overall decline in the importance of large apartment complexes.

In 1985 the proportion of single family unit permits was slightly higher than in 1984 (62.8 versus 61.6 percent), and the proportion of large apartment complexes also increased above its level of last year, to 20.9 percent from 20.1 percent. Mobile homes, however, continued to decline as a proportion of all building permits, falling to 14.2 percent from 14.7 percent in 1984.

A significant proportion of all residential building permits issued in 1985 were concentrated in three areas of the state—Northern Virginia, Richmond, and the Tidewater. Nearly 17,500 permits, 23.9 percent of the state total, were issued in the Northern Virginia Planning District (PD). The Richmond Regional PD issued 9,284 permits, 12.7 percent of the state total. In the Tidewater area the Southeastern Virginia PD and the Peninsula PD issued 14,032 and 7,166 permits, respectively, or

Figure 5.
Percentage Distribution of Residential Units by Type, Virginia: 1976-1985



19.2 percent and 9.8 percent of the state total. In the aggregate these four planning districts accounted for two-thirds of all permits issued during 1985, 70 percent of the total value of all permits, and three-quarters of all single family unit permits and their value.

Since the four planning districts just mentioned are classified as metropolitan areas, it is not surprising to find that the state's metropolitan areas accounted for a majority of the permits issued during 1985. In fact, the state's eight Metropolitan Statistical Areas (MSAs) accounted for over three-fourths (76.3 percent) of all permits issued statewide, and over 80 percent of all single family unit permits. The Norfolk-Virginia Beach-Newport News MSA accounted for 39 percent of all metropolitan permits issued in the state, and for a third of all single family unit permits. The Virginia portion of the Washington, D.C. MSA accounted for a third of all metropolitan permits issued during the year, and for 40 percent of all single family unit permits. The Richmond-Petersburg MSA issued 17.7 percent of all metropolitan permits, and 19.5 percent of all single family unit permits. In the aggregate these three MSAs issued nearly 90 percent of all metropolitan permits, and over two-thirds (68.3 percent) of all the permits issued in the state.

STATEWIDE NONRESIDENTIAL TRENDS

Residential permit activity is often taken as indicative of the attractiveness of a locality to individuals and families. The statistics presented in this report on nonresidential building activity may be interpreted in much the same way, with the difference that the "attraction" is towards the business community. There is, quite naturally, a significant degree of overlap between the location of residential and nonresidential building activity, with population converging around business locations, and businesses decentralizing to move closer to consumers and the labor force.

During 1985 10,049 permits for nonresidential buildings were issued, an increase of 2.4 percent over the 9,816 permits issued during 1984. The dollar volume of the 1985 permits was 1.42 billion, an increase of 14.6 percent over 1984. If both the 1984 and 1985 figures are adjusted for inflation, the 1985 figure still represents a considerable increase over 1984, of roughly 12.7 percent (see Chart B).

In analyzing nonresidential construction it is important to distinguish between the number of permits issued in a particular building category and the dollar value for that same category. For example, a majority of building permits are issued in the "other" nonresidential building category, which includes such structures as barns, silos, pump houses, and certain types of government owned buildings. In 1985 nearly two-thirds (63.6 percent) of all permits issued were in this category, but the aggregate value of these permits equaled only 4.5 percent of the state total. By way of contrast, the category "office, bank, and professional buildings" accounted for less than ten percent of the total number of permits issued, but their aggregate value was nearly 42 percent of the state total.

Based on dollar volume, office, banks, and professional buildings rank first at $596.1 million, a decrease of 2.3 percent over their 1984 value. This category is followed by stores and mercantile buildings at $362.9 million (up 33.3 percent over 1984) and industrial buildings at $192.3 million (down 1.7 percent from 1984). The category of church, hospital, and school buildings ranks fourth, with permits valued at $101.4 million, up 26.9 percent over their 1984 value. None of the other nonresidential building categories accounted for as much as five percent of total state value.

Nonresidential construction is highly concentrated in specific areas of the state. By value, over 40 percent (41.7) of the state total is located in the Northern Virginia PD, and another 13.4 percent in the Southeastern Virginia PD. The FIFTH PD accounted for 5 percent of the state total, the Richmond Regional PD contributed 11.3 percent, and the Peninsula PD accounted for 6 percent. Combined, these five planning districts account for 77.4 percent of the total value of nonresidential construction in the state, and for half of the total number of permits issued.

In summary, 1985 was an excellent year for the housing industry in Virginia. The total value of residential permits issued broke the three billion dollar mark for the first time, and the value of nonresidential building permits exceeded one billion dollars for the third year in succession. The 73,245 residential permits issued during the year marks a very high level of building activity, one not seen in Virginia since the 1971-1973 housing boom.

Finally, it was noted that both residential and nonresidential building activity is highly concentrated in three areas of the state. Northern Virginia, the Richmond area, and the Tidewater account for between two-thirds and three-fourths of all construction activity, measured in terms of either the number of permits issued or the value of those same permits.

Table 1.
Housing Units Authorized in Virginia Localities, 1985 Annual

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
	COUNTIES								
1	Accomack (1)	350	8,543.6	177	2,518.5	173	6,025.1	137	5,605.1
2	Albemarle	728	47,878.2	52	766.4	676	47,111.8	460	37,817.8
3	Alleghany	119	2,260.5	71	926.5	48	1,334.0	48	1,334.0
4	Amelia	96	1,683.5	60	448.9	36	1,234.6	24	884.6
5	Amherst	301	8,576.7	123	1,234.4	178	7,342.3	130	6,207.3
6	Appomattox	165	3,751.5	124	1,520.4	41	2,231.1	41	2,231.1
7	Arlington	878	52,985.0	0	0.0	878	52,985.0	252	16,186.0
8	Augusta	571	16,776.6	291	2,441.5	280	14,335.2	280	14,335.2
9	Bath (2)	39	1,609.8	11	158.8	28	1,451.0	28	1,451.0
10	Bedford (3)	0	0.0	0	0.0	0	0.0	0	0.0
11	Bland	90	2,302.5	49	411.1	41	1,891.4	41	1,891.4
12	Botetourt	180	9,060.2	0	0.0	180	9,060.2	174	8,820.2
13	Brunswick	153	3,294.3	117	1,331.7	36	1,962.7	36	1,962.7
14	Buchanan	280	4,182.1	211	2,141.8	69	2,040.3	69	2,040.3
15	Buckingham	140	4,058.3	96	1,945.1	44	2,113.3	44	2,113.3
16	Campbell	904	23,258.4	430	4,932.8	474	18,325.6	308	14,604.6
17	Caroline (4)	198	5,515.8	95	808.8	103	4,707.0	103	4,707.0
18	Carroll	327	7,302.8	214	2,375.6	113	4,927.2	113	4,927.2
19	Charles City (5)	40	1,160.1	18	209.0	22	951.1	22	951.1
20	Charlotte	127	3,114.2	73	721.1	54	2,393.0	45	1,743.0
21	Chesterfield	4,346	154,904.4	216	2,552.3	4,130	152,352.1	3,598	142,008.1
22	Clarke	60	4,061.0	0	0.0	60	4,061.0	56	3,970.0
23	Craig	83	1,493.5	46	388.9	37	1,104.6	37	1,104.6
24	Culpeper	256	13,878.6	10	177.9	246	13,700.7	204	12,151.2
25	Cumberland	43	1,611.6	0	0.0	43	1,611.6	43	1,611.6
26	Dickenson	203	3,348.1	165	2,141.2	38	1,206.9	38	1,206.9
27	Dinwiddie	182	4,640.9	96	1,134.3	86	3,506.6	86	3,506.6
28	Essex	67	2,344.4	27	301.7	40	2,042.7	34	1,962.7
29	Fairfax	11,150	583,293.3	0	0.0	11,150	583,293.3	9,533	532,822.8
30	Fauquier	836	62,848.3	30	530.9	806	62,317.4	781	61,305.6
31	Floyd	60	2,330.3	0	0.0	60	2,330.3	60	2,330.3
32	Fluvanna	171	8,612.6	12	10.5	159	8,602.1	148	7,902.1
33	Franklin	657	20,118.3	291	2,441.5	366	17,676.8	366	17,676.8
34	Frederick	693	33,432.7	76	1,014.7	617	32,418.0	466	21,923.6
35	Giles	111	2,074.9	86	1,043.3	25	1,031.6	25	1,031.6
36	Gloucester	911	37,897.2	400	6,157.8	511	31,739.3	421	25,752.3
37	Goochland	205	10,472.6	37	437.2	168	10,035.4	166	9,996.4
38	Grayson	188	3,513.1	107	846.3	81	2,666.7	81	2,666.7
39	Greene	135	4,984.1	43	422.0	92	4,562.1	92	4,562.1
40	Greensville	83	1,620.2	70	1,027.8	13	592.5	13	592.5

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
36	420.0	0	0.0	0	0.0	0	0	0	350	1
18	1,504.1	20	900.0	178	6,889.9	0	0	0	728	2
0	0.0	0	0.0	0	0.0	1	0	1	118	3
0	0.0	0	0.0	12	350.0	0	0	0	96	4
6	120.0	12	335.0	30	680.0	0	0	0	301	5
0	0.0	0	0.0	0	0.0	2	0	2	163	6
0	0.0	0	0.0	626	36,799.0	90	0	90	788	7
0	0.0	0	0.0	0	0.0	6	0	6	565	8
0	0.0	0	0.0	0	0.0	1	0	1	38	9
0	0.0	0	0.0	0	0.0	0	0	0	0	10
0	0.0	0	0.0	0	0.0	0	0	0	90	11
2	40.0	4	200.0	0	0.0	4	0	4	176	12
0	0.0	0	0.0	0	0.0	0	0	0	153	13
0	0.0	0	0.0	0	0.0	3	0	3	277	14
0	0.0	0	0.0	0	0.0	0	0	0	140	15
6	111.0	60	1,470.0	100	2,140.0	6	0	6	898	16
0	0.0	0	0.0	0	0.0	0	0	0	198	17
0	0.0	0	0.0	0	0.0	0	0	0	327	18
0	0.0	0	0.0	0	0.0	12	0	12	28	19
0	0.0	9	650.0	0	0.0	0	0	0	127	20
2	28.0	0	0.0	530	10,316.0	5	0	5	4,341	21
4	91.0	0	0.0	0	0.0	3	0	3	57	22
0	0.0	0	0.0	0	0.0	0	0	0	83	23
12	256.0	7	173.5	23	1,120.0	4	0	4	252	24
0	0.0	0	0.0	0	0.0	0	0	0	43	25
0	0.0	0	0.0	0	0.0	0	0	0	203	26
0	0.0	0	0.0	0	0.0	0	0	0	182	27
0	0.0	0	0.0	6	80.0	4	0	4	63	28
56	4,005.4	0	0.0	1,561	46,465.1	0	0	0	11,150	29
14	722.0	11	289.8	0	0.0	4	0	4	832	30
0	0.0	0	0.0	0	0.0	0	0	0	60	31
2	50.0	0	0.0	9	650.0	0	0	0	171	32
0	0.0	0	0.0	0	0.0	3	0	3	654	33
0	0.0	0	0.0	151	10,494.4	0	0	0	693	34
0	0.0	0	0.0	0	0.0	2	0	2	109	35
6	138.0	4	345.0	80	5,504.0	0	0	0	911	36
2	39.0	0	0.0	0	0.0	0	0	0	205	37
0	0.0	0	0.0	0	0.0	0	0	0	188	38
0	0.0	0	0.0	0	0.0	0	0	0	135	39
0	0.0	0	0.0	0	0.0	0	0	0	83	40

Table 1. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
41	Halifax	20	318.0	13	140.8	7	177.2	7	177.2
42	Hanover	1,079	38,350.7	156	1,843.3	923	36,507.4	659	31,475.0
43	Henrico	2,977	111,432.7	13	207.0	2,964	111,225.7	1,934	93,171.9
44	Henry	576	12,665.0	305	2,559.0	271	10,106.1	128	6,999.8
45	Highland	34	440.0	20	200.0	14	240.0	14	240.0
46	Isle of Wight (3)	0	0.0	0	0.0	0	0.0	0	0.0
47	James City	929	53,591.7	7	82.7	922	53,509.0	566	40,866.0
48	King and Queen	80	1,808.9	61	809.0	19	999.9	19	999.9
49	King George	249	7,860.8	124	1,040.4	125	6,820.4	103	6,195.4
50	King William	75	3,300.4	10	97.4	65	3,203.0	65	3,203.0
51	Lancaster	150	8,097.5	39	506.0	111	7,591.5	107	7,439.5
52	Lee	309	6,327.2	190	2,260.2	119	4,067.0	82	3,020.0
53	Loudoun	1,884	95,689.7	1	6.0	1,883	95,683.7	1,523	84,824.4
54	Louisa	354	9,383.3	162	1,359.2	192	8,024.1	180	7,807.7
55	Lunenburg	91	1,479.0	59	391.9	32	1,087.1	32	1,087.1
56	Madison	69	2,575.3	17	160.0	52	2,415.3	52	2,415.3
57	Mathews	96	7,628.9	48	710.9	48	6,918.0	46	6,863.0
58	Mecklenburg	355	7,541.4	218	2,443.6	137	5,097.9	109	4,699.9
59	Middlesex (3)	0	0.0	0	0.0	0	0.0	0	0.0
60	Montgomery (6)	437	11,348.3	176	1,476.6	261	9,871.7	227	9,207.7
61	Nelson	257	14,411.8	72	823.8	185	13,588.0	106	8,114.0
62	New Kent	135	6,511.4	15	177.2	120	6,334.1	120	6,334.1
63	Northampton	92	2,579.7	55	646.3	37	1,933.4	33	1,893.4
64	Northumberland	158	8,441.0	41	41.0	117	8,400.0	117	8,400.0
65	Nottoway	86	3,015.9	51	589.0	35	2,426.9	35	2,426.9
66	Orange	271	12,553.1	74	620.9	197	11,932.2	181	11,032.2
67	Page	174	3,605.4	93	878.3	81	2,727.1	81	2,727.1
68	Patrick	213	4,010.3	146	1,423.2	67	2,587.1	67	2,587.1
69	Pittsylvania	771	15,912.6	524	4,954.2	247	10,958.4	227	10,588.4
70	Powhatan	147	6,950.8	12	136.0	135	6,814.8	135	6,814.8
71	Prince Edward	139	2,844.3	90	735.1	49	2,109.2	45	1,994.8
72	Prince George (2)	203	9,017.6	0	0.0	203	9,017.6	203	9,017.6
73	Prince William (7)	2,826	141,575.0	3	35.4	2,823	141,539.6	2,469	131,977.8
74	Pulaski (8)	360	6,653.6	171	1,415.3	189	5,238.3	83	3,584.9
75	Rappahannock	54	2,929.2	0	0.0	54	2,929.2	52	2,889.2
76	Richmond	52	1,145.3	20	120.1	32	1,025.2	16	680.9
77	Roanoke	786	36,344.5	24	283.6	762	36,061.0	605	30,506.6
78	Rockbridge	179	4,611.8	102	855.8	77	3,756.1	77	3,756.1
79	Rockingham	611	14,970.6	268	2,248.5	343	12,722.1	213	9,865.1
80	Russell	339	5,504.2	258	2,274.3	81	3,229.8	81	3,229.8
81	Scott	313	6,537.1	172	2,032.4	141	4,504.7	69	2,711.1

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	0	0	0	20	41
0	0.0	0	0.0	264	5,032.4	0	0	0	1,079	42
0	0.0	4	71.9	1,026	17,981.9	16	0	16	2,961	43
2	45.0	21	390.5	120	2,670.8	5	0	5	571	44
0	0.0	0	0.0	0	0.0	0	0	0	34	45
0	0.0	0	0.0	0	0.0	0	0	0	0	46
64	1,426.7	48	1,666.0	244	9,550.3	2	0	2	927	47
0	0.0	0	0.0	0	0.0	0	0	0	80	48
2	61.4	20	563.6	0	0.0	0	0	0	249	49
0	0.0	0	0.0	0	0.0	0	0	0	75	50
4	152.0	0	0.0	0	0.0	0	0	0	150	51
0	0.0	0	0.0	37	1,047.0	0	0	0	309	52
2	74.0	4	145.0	354	10,640.3	0	0	0	1,884	53
0	0.0	12	216.4	0	0.0	0	0	0	354	54
0	0.0	0	0.0	0	0.0	0	0	0	91	55
0	0.0	0	0.0	0	0.0	0	0	0	69	56
2	55.0	0	0.0	0	0.0	0	0	0	96	57
4	50.0	0	0.0	24	348.0	1	0	1	354	58
0	0.0	0	0.0	0	0.0	0	0	0	0	59
34	664.0	0	0.0	0	0.0	6	0	6	431	60
4	90.0	0	0.0	75	5,384.0	2	0	2	255	61
0	0.0	0	0.0	0	0.0	0	0	0	135	62
0	0.0	4	40.0	0	0.0	0	0	0	92	63
0	0.0	0	0.0	0	0.0	0	0	0	158	64
0	0.0	0	0.0	0	0.0	15	0	15	71	65
0	0.0	4	100.0	12	800.0	0	0	0	271	66
0	0.0	0	0.0	0	0.0	2	0	2	172	67
0	0.0	0	0.0	0	0.0	0	0	0	213	68
4	70.0	11	200.0	5	100.0	0	0	0	771	69
0	0.0	0	0.0	0	0.0	0	0	0	147	70
4	114.5	0	0.0	0	0.0	3	0	3	136	71
0	0.0	0	0.0	0	0.0	2	0	2	201	72
6	210.0	0	0.0	348	9,351.8	9	0	9	2,817	73
0	0.0	0	0.0	106	1,653.4	4	0	4	356	74
2	40.0	0	0.0	0	0.0	0	0	0	54	75
0	0.0	0	0.0	16	344.3	0	0	0	52	76
22	496.9	0	0.0	135	5,057.5	26	0	26	760	77
0	0.0	0	0.0	0	0.0	3	0	3	176	78
10	219.0	0	0.0	120	2,638.0	0	0	0	611	79
0	0.0	0	0.0	0	0.0	0	0	0	339	80
0	0.0	0	0.0	72	1,793.6	0	0	0	313	81

Table 1. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
82	Shenandoah	326	10,276.3	56	480.1	270	9,796.2	193	8,063.2
83	Smyth	273	3,964.8	215	1,803.8	58	2,161.0	58	2,161.0
84	Southampton	205	4,880.7	82	1,065.2	123	3,815.5	57	2,642.1
85	Spotsylvania	1,265	70,023.9	101	847.4	1,164	69,176.6	1,070	67,332.6
86	Stafford	832	41,034.6	124	2,358.6	708	38,676.1	708	38,676.1
87	Surry	106	2,523.0	62	573.6	44	1,949.4	44	1,949.4
88	Sussex	99	1,866.3	74	818.2	25	1,048.1	25	1,048.1
89	Tazewell	528	9,955.3	428	5,084.9	100	4,870.4	92	4,738.4
90	Warren	192	7,064.2	24	272.9	168	6,791.4	168	6,791.4
91	Washington	540	12,704.9	245	2,894.9	295	9,810.0	241	7,785.0
92	Westmoreland (9)	76	4,341.6	0	0.0	76	4,341.6	76	4,341.6
93	Wise	513	8,292.4	375	3,296.7	138	4,995.7	122	4,648.7
94	Wythe	448	10,258.4	205	2,039.8	243	8,218.6	80	3,579.7
95	York	852	36,488.2	60	32.1	792	36,456.1	390	27,647.2
	CITIES								
96	Alexandria (10)	53	2,798.0	0	0.0	53	2,798.0	29	1,958.0
97	Bedford	62	1,784.7	0	0.0	62	1,784.7	14	584.7
98	Bristol	60	1,753.1	0	0.0	60	1,753.1	44	1,293.1
99	Buena Vista	51	1,326.5	0	0.0	51	1,326.5	11	511.5
100	Charlottesville	114	3,757.6	0	0.0	114	3,757.6	20	940.0
101	Chesapeake	2,954	156,956.6	159	3,257.8	2,795	153,698.8	1,896	126,411.2
102	Clifton Forge (3)	0	0.0	0	0.0	0	0.0	0	0.0
103	Colonial Heights	66	2,700.8	0	0.0	66	2,700.8	47	2,231.2
104	Covington	20	300.0	20	300.0	0	0.0	0	0.0
105	Danville	85	2,851.1	16	202.1	69	2,649.0	37	2,062.4
106	Emporia	51	1,230.0	4	52.0	47	1,178.0	5	320.0
107	Fairfax	69	3,414.1	0	0.0	69	3,414.1	33	2,154.1
108	Falls Church	10	1,116.1	0	0.0	10	1,116.1	10	1,116.1
109	Franklin	58	2,069.6	0	0.0	58	2,069.6	24	1,408.6
110	Fredericksburg	165	4,178.0	0	0.0	165	4,178.0	25	1,744.6
111	Galax	41	1,052.4	21	100.0	20	952.4	20	952.4
112	Hampton	2,068	109,827.5	67	791.7	2,001	109,035.8	966	82,383.8
113	Harrisonburg	319	11,567.5	19	159.4	300	11,408.1	133	7,615.1
114	Hopewell	128	2,798.2	0	0.0	128	2,798.2	74	1,913.5
115	Lexington	13	635.0	1	8.4	12	626.6	12	626.6
116	Lynchburg	366	10,340.9	32	360.1	334	9,980.8	91	3,828.6
117	Manassas	521	19,900.3	0	0.0	521	19,900.3	511	19,544.3
118	Manassas Park	98	3,050.1	0	0.0	98	3,050.1	98	3,050.1
119	Martinsville	30	1,140.0	0	0.0	30	1,140.0	8	693.0
120	Newport News	2,908	82,561.5	156	1,893.7	2,752	80,667.8	899	40,899.8
121	Norfolk	1,633	40,821.9	0	0.0	1,633	40,821.9	242	14,000.3
122	Norton	35	548.1	31	260.1	4	288.0	4	288.0

Dupler Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	77	1,733.0	5	0	5	321	82
0	0.0	0	0.0	0	0.0	11	0	11	262	83
2	55.0	8	210.0	56	908.4	4	0	4	201	84
0	0.0	24	480.0	70	1,364.0	4	0	4	1,261	85
0	0.0	0	0.0	0	0.0	3	0	3	829	86
0	0.0	0	0.0	0	0.0	3	0	3	103	87
0	0.0	0	0.0	0	0.0	0	0	0	99	88
0	0.0	8	132.0	0	0.0	2	0	2	526	89
0	0.0	0	0.0	0	0.0	12	0	12	180	90
6	525.0	0	0.0	48	1,500.0	7	0	7	533	91
0	0.0	0	0.0	0	0.0	0	0	0	76	92
6	87.0	4	140.0	6	120.0	5	0	5	508	93
0	0.0	11	256.0	152	4,382.9	5	0	5	443	94
0	0.0	27	1,048.0	375	7,760.8	6	0	6	846	95
0	0.0	0	0.0	24	840.0	5	0	5	48	96
0	0.0	0	0.0	48	1,200.0	2	0	2	60	97
8	195.0	8	265.0	0	0.0	21	0	21	39	98
0	0.0	0	0.0	40	815.0	0	0	0	51	99
36	949.6	4	220.0	54	1,648.0	13	0	13	101	100
68	2,336.5	4	66.5	827	24,884.6	45	0	45	2,909	101
0	0.0	0	0.0	0	0.0	0	0	0	0	102
2	35.0	12	297.6	5	137.0	15	0	15	51	103
0	0.0	0	0.0	0	0.0	27	0	27	-7	104
4	68.3	0	0.0	28	518.3	18	0	18	67	105
0	0.0	0	0.0	42	858.0	12	0	12	39	106
0	0.0	0	0.0	36	1,260.0	7	0	7	62	107
0	0.0	0	0.0	0	0.0	0	0	0	10	108
6	113.0	11	280.0	17	268.0	3	0	3	55	109
0	0.0	0	0.0	140	2,433.4	1	0	1	164	110
0	0.0	0	0.0	0	0.0	3	0	3	38	111
0	0.0	4	50.0	1,031	26,602.0	53	0	53	2,015	112
2	110.0	32	753.0	133	2,930.0	11	0	11	308	113
6	74.7	0	0.0	48	810.0	8	0	8	120	114
0	0.0	0	0.0	0	0.0	4	0	4	9	115
16	803.2	0	0.0	227	5,349.0	56	0	56	310	116
0	0.0	0	0.0	10	355.9	0	0	0	521	117
0	0.0	0	0.0	0	0.0	1	0	1	97	118
10	247.0	0	0.0	12	200.0	16	0	16	14	119
4	100.0	56	836.0	1,793	38,832.0	73	0	73	2,835	120
176	3,267.5	126	2,125.0	1,089	21,429.1	457	0	457	1,176	121
0	0.0	0	0.0	0	0.0	0	0	0	35	122

Table 1. (continued)

Line	Jurisdiction	Total Units Authorized		Total Mobile Units		Total Private Units		Single Units	
		Number	$000	Number	$000	Number	$000	Number	$000
123	Petersburg	38	863.7	16	272.7	22	591.0	22	591.0
124	Poquoson	300	12,744.9	6	70.9	294	12,674.0	136	9,074.9
125	Portsmouth	456	18,882.8	0	0.0	456	18,882.8	303	13,624.0
126	Radford	128	3,763.5	10	102.2	118	3,661.2	37	1,468.2
127	Richmond	355	10,725.1	0	0.0	355	10,725.1	353	10,675.1
128	Roanoke	290	7,554.0	0	0.0	290	7,554.0	58	2,984.1
129	Salem	93	4,489.3	0	0.0	93	4,489.3	89	4,373.9
130	South Boston	62	1,619.6	0	0.0	62	1,619.6	14	641.7
131	Staunton	136	4,238.2	0	0.0	136	4,238.2	23	984.0
132	Suffolk (11)	434	27,790.3	41	7,333.3	393	20,457.0	217	15,049.8
133	Virginia Beach	8,292	363,561.2	0	0.0	8,292	363,561.2	6,582	324,511.8
134	Waynesboro	54	1,724.0	7	65.4	47	1,658.6	20	787.0
135	Williamsburg	109	5,398.1	1	0.6	108	5,397.6	28	2,521.3
136	Winchester	209	6,647.5	0	0.0	209	6,647.5	81	4,864.5
	PLANNING DISTRICTS								
137	LENOWISCO	1,170	21,704.8	768	7,849.4	402	13,855.4	277	10,667.8
138	Cumberland Plateau	1,350	22,989.7	1,062	11,642.2	288	11,347.4	280	11,215.4
139	Mount Rogers	1,967	42,852.0	1,056	10,471.5	911	32,380.4	678	25,256.5
140	New River Valley	1,096	26,170.6	443	4,037.4	653	22,133.1	432	17,622.7
141	Fifth	1,571	61,502.0	161	1,899.0	1,410	59,603.1	1,011	49,123.4
142	Central Shenandoah	2,007	57,900.0	719	6,137.8	1,288	51,762.4	811	40,171.6
143	Lord Fairfax	1,654	65,087.1	249	2,646.0	1,405	62,441.2	1,045	48,339.8
144	Northern Virginia	17,489	903,821.7	4	41.4	17,485	903,780.3	14,458	793,633.7
145	Rappahannock-Rapidan	1,486	94,784.5	131	1,489.7	1,355	93,294.8	1,270	89,793.5
146	Thomas Jefferson	1,759	89,027.6	341	3,381.9	1,418	85,645.7	1,006	67,143.7
147	Central Virginia	1,798	47,712.2	709	8,047.7	1,089	39,664.5	584	27,456.3
148	West Piedmont	2,332	56,697.3	1,282	11,580.0	1,050	45,117.4	833	40,607.5
149	Southside	590	12,773.3	348	3,916.1	242	8,857.4	166	7,481.5
150	Piedmont	722	17,806.8	429	4,831.1	293	12,975.7	268	11,861.3
151	Richmond Regional	9,284	340,507.8	467	5,562.0	8,817	334,945.7	6,987	301,426.5
152	RADCO	2,709	128,613.1	444	5,055.2	2,265	123,558.1	2,009	118,655.7
153	Northern Neck	436	22,025.4	100	667.1	336	21,358.3	316	20,862.0
154	Middle Peninsula	1,229	52,979.8	546	8,076.8	683	44,902.9	585	38,780.9
155	Crater	956	27,260.7	322	3,878.6	634	23,382.2	519	21,169.9
156	Southeastern Virginia	14,032	614,963.1	282	11,656.3	13,750	603,306.8	9,321	497,647.8
157	Peninsula	7,166	300,611.9	297	2,871.7	6,869	297,740.3	2,985	203,393.0
158	Accomack-Northampton	442	11,123.3	232	3,164.8	210	7,958.5	170	7,498.5
159	Virginia	73,245	3,018,914.5	10,392	118,903.7	62,853	2,900,011.5	46,011	2,449,809.0

Duplex Units		3-4 Units		5+ Units		Demolitions			Total Housing Units Less Number of Demolitions	Line
Number	$000	Number	$000	Number	$000	Private	Public	Total		
0	0.0	0	0.0	0	0.0	29	0	29	9	123
0	0.0	0	0.0	158	3,599.0	2	0	2	298	124
6	128.3	0	0.0	147	5,130.4	87	0	87	369	125
8	173.0	0	0.0	73	2,020.1	4	0	4	124	126
2	50.0	0	0.0	0	0.0	152	0	152	203	127
10	183.0	28	650.0	194	3,736.9	91	0	91	199	128
4	115.4	0	0.0	0	0.0	13	0	13	80	129
0	0.0	0	0.0	48	977.9	4	0	4	58	130
0	0.0	0	0.0	113	3,254.2	7	0	7	129	131
20	590.0	10	521.2	146	4,296.0	27	0	27	407	132
154	7,236.5	4	354.0	1,552	31,459.0	78	0	78	8,214	133
4	99.5	8	162.0	15	610.1	6	0	6	48	134
0	0.0	0	0.0	80	2,876.2	16	0	16	93	135
4	60.0	8	180.0	116	1,543.0	17	0	17	192	136
6	87.0	4	140.0	115	2,960.6	5	0	5	1,165	137
0	0.0	8	132.0	0	0.0	5	0	5	1,345	138
14	720.0	19	521.0	200	5,882.9	47	0	47	1,920	139
42	837.0	0	0.0	179	3,673.5	16	0	16	1,080	140
38	835.3	32	850.0	329	8,794.4	162	0	162	1,409	141
16	428.5	40	915.0	421	10,247.3	38	0	38	1,969	142
8	151.0	8	180.0	344	13,770.4	39	0	39	1,615	143
64	4,289.4	4	145.0	2,959	105,712.1	112	0	112	17,377	144
28	1,018.0	22	563.3	35	1,920.0	8	0	8	1,478	145
60	2,593.7	36	1,336.4	316	14,571.9	15	0	15	1,744	146
28	1,034.2	72	1,805.0	405	9,369.0	66	0	66	1,732	147
20	430.3	32	590.5	165	3,489.1	42	0	42	2,290	148
4	50.0	0	0.0	72	1,325.9	5	0	5	585	149
4	114.5	9	650.0	12	350.0	18	0	18	704	150
6	117.0	4	71.9	1,820	33,330.3	185	0	185	9,099	151
2	61.4	44	1,043.6	210	3,797.4	8	0	8	2,701	152
4	152.0	0	0.0	16	344.3	0	0	0	436	153
8	193.0	4	345.0	86	5,584.0	4	0	4	1,225	154
8	109.7	12	297.6	95	1,805.0	69	0	69	887	155
432	13,726.8	163	3,556.7	3,834	88,375.5	701	0	701	13,331	156
68	1,526.7	135	3,600.0	3,681	89,220.3	152	0	152	7,014	157
36	420.0	4	40.0	0	0.0	0	0	0	442	158
896	28,895.5	652	16,783.0	15,294	404,523.9	1,697	0	1,697	71,548	159

Table 2.
Nonresidential Buildings Authorized in Virginia Localities, 1985 Annual

Line	Jurisdiction	Total Nonresidential Buildings Authorized		Amusement & Recreational Buildings		Church, Hospital & School Buildings		Industrial Buildings	
		Number	$000	Number	$000	Number	$000	Number	$000
	COUNTIES								
1	Accomack (1)	50	1,710.3	2	25.0	3	383.2	0	0.0
2	Albemarle	200	11,220.7	1	60.0	7	1,210.5	4	770.2
3	Alleghany	25	29,681.4	0	0.0	2	121.5	3	29,027.7
4	Amelia	6	407.5	0	0.0	1	10.0	2	290.0
5	Amherst	50	1,788.3	0	0.0	2	320.6	0	0.0
6	Appomattox	34	360.4	1	18.0	1	156.0	0	0.0
7	Arlington	18	81,163.9	0	0.0	1	86.7	0	0.0
8	Augusta	218	9,331.1	3	108.5	1	150.0	1	350.0
9	Bath (2)	9	181.7	2	114.0	0	0.0	0	0.0
10	Bedford (3)	0	0.0	0	0.0	0	0.0	0	0.0
11	Bland	2	207.7	0	0.0	0	0.0	0	0.0
12	Botetourt	33	903.9	1	6.0	0	0.0	1	130.0
13	Brunswick	67	2,329.1	1	0.8	11	189.4	32	726.8
14	Buchanan	28	3,461.0	0	0.0	4	259.0	2	398.2
15	Buckingham	4	436.5	0	0.0	1	250.0	0	0.0
16	Campbell	99	5,326.2	5	268.8	3	120.0	8	1,218.6
17	Caroline (4)	19	473.6	1	5.0	1	65.0	5	152.0
18	Carroll	100	1,023.0	0	0.0	3	207.4	0	0.0
19	Charles City (5)	37	40.3	0	0.0	0	0.0	0	0.0
20	Charlotte	15	573.9	0	0.0	5	362.5	5	128.3
21	Chesterfield	144	39,056.0	4	452.0	12	2,458.3	9	642.6
22	Clarke	23	284.6	2	24.1	2	53.5	1	10.0
23	Craig	13	34.8	0	0.0	0	0.0	0	0.0
24	Culpeper	105	5,255.9	2	195.0	0	0.0	5	300.0
25	Cumberland	11	275.2	0	0.0	1	85.0	0	0.0
26	Dickenson	0	0.0	0	0.0	0	0.0	0	0.0
27	Dinwiddie	26	353.3	0	0.0	0	0.0	0	0.0
28	Essex	36	203.2	0	0.0	0	0.0	0	0.0
29	Fairfax	601	342,207.9	0	0.0	20	15,676.1	83	21,360.9
30	Fauquier	100	10,932.9	0	0.0	2	519.0	9	2,577.0
31	Floyd	21	1,205.0	0	0.0	3	407.0	2	120.0
32	Fluvanna	20	1,959.5	2	12.0	0	0.0	6	1,885.0
33	Franklin	279	5,130.3	4	72.0	10	1,407.8	4	648.6
34	Frederick	146	11,881.7	0	0.0	9	6,573.2	17	3,679.0
35	Giles	8	1,279.5	0	0.0	0	0.0	1	818.0
36	Gloucester	19	4,396.0	0	0.0	4	3,570.0	0	0.0
37	Goochland	71	1,919.2	0	0.0	1	356.6	1	155.0
38	Grayson	10	707.5	1	2.0	3	459.0	1	37.0
39	Greene	54	3,038.4	0	0.0	0	0.0	2	2,586.5
40	Greensville	3	219.1	0	0.0	0	0.0	0	0.0

Parking Garages		Service Stations & Repair Garages		Office, Bank & Professional Buildings		Public Works & Utilities Buildings		Stores and Mercantile Buildings		Other Nonresidential Buildings		
Number	$000	Number	$000	Number	$000	Number	$000	Number	$000	Number	$000	Line
0	0.0	1	17.0	1	5.0	1	25.0	14	1,170.1	28	85.0	1
0	0.0	2	52.0	5	4,411.0	3	332.0	9	1,662.0	169	2,723.0	2
0	0.0	1	190.0	0	0.0	1	40.0	3	280.1	15	22.1	3
0	0.0	0	0.0	0	0.0	0	0.0	1	15.0	2	92.5	4
0	0.0	1	38.0	3	603.0	5	37.2	11	506.7	28	282.8	5
0	0.0	1	14.2	0	0.0	3	35.5	0	0.0	28	136.8	6
2	15,800.0	0	0.0	10	30,104.1	0	0.0	5	35,173.0	0	0.0	7
0	0.0	4	185.5	0	0.0	3	209.6	14	6,165.3	192	2,162.2	8
0	0.0	0	0.0	0	0.0	0	0.0	1	55.0	6	12.7	9
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	10
0	0.0	1	45.9	1	161.8	0	0.0	0	0.0	0	0.0	11
0	0.0	5	547.0	0	0.0	1	90.0	3	51.0	22	79.9	12
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	23	1,412.1	13
0	0.0	3	248.6	3	1,500.9	1	299.1	9	682.4	6	72.9	14
0	0.0	0	0.0	0	0.0	0	0.0	1	31.5	2	155.0	15
0	0.0	16	356.8	7	940.9	4	144.5	18	1,865.3	38	411.3	16
0	0.0	0	0.0	2	91.3	2	90.0	3	46.8	5	23.6	17
0	0.0	1	115.0	1	75.0	0	0.0	3	149.0	92	476.5	18
0	0.0	0	0.0	1	12.0	0	0.0	0	0.0	36	28.3	19
0	0.0	0	0.0	2	34.1	0	0.0	2	46.0	1	3.0	20
0	0.0	3	355.0	62	23,630.5	5	1,758.0	24	9,285.0	25	474.7	21
0	0.0	0	0.0	2	27.0	0	0.0	1	1.0	15	169.0	22
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	13	34.8	23
0	0.0	0	0.0	0	0.0	0	0.0	8	4,305.4	90	455.5	24
0	0.0	2	18.7	3	130.0	0	0.0	0	0.0	5	41.5	25
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	26
0	0.0	0	0.0	1	95.0	0	0.0	1	55.0	24	203.3	27
0	0.0	2	33.5	1	20.0	0	0.0	1	16.5	32	133.2	28
0	0.0	0	0.0	152	245,692.3	0	0.0	241	54,261.6	105	5,217.0	29
0	0.0	2	225.0	5	1,095.0	0	0.0	9	3,942.0	73	2,574.9	30
0	0.0	0	0.0	0	0.0	4	302.0	1	300.0	11	76.0	31
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	12	62.5	32
0	0.0	1	16.0	4	191.5	10	95.2	14	1,194.2	232	1,505.1	33
0	0.0	2	630.0	5	151.5	0	0.0	2	429.0	111	419.0	34
0	0.0	0	0.0	1	440.0	3	13.0	0	0.0	3	8.5	35
0	0.0	0	0.0	5	260.0	2	60.0	7	476.0	1	30.0	36
0	0.0	0	0.0	6	292.9	0	0.0	4	606.7	59	508.1	37
0	0.0	0	0.0	0	0.0	0	0.0	5	209.5	0	0.0	38
0	0.0	0	0.0	0	0.0	0	0.0	2	73.4	50	378.5	39
0	0.0	0	0.0	1	21.6	0	0.0	1	133.5	1	64.0	40

Table 2. (continued)

Line	Jurisdiction	Total Nonresidential Buildings Authorized		Amusement & Recreational Buildings		Church, Hospital & School Buildings		Industrial Buildings	
		Number	$000	Number	$000	Number	$000	Number	$000
41	Halifax	0	0.0	0	0.0	0	0.0	0	0.0
42	Hanover	114	12,541.0	6	170.0	4	2,748.4	13	2,081.5
43	Henrico	330	69,965.9	6	502.3	5	1,425.2	8	3,956.6
44	Henry	85	6,396.5	3	87.3	2	300.0	2	608.5
45	Highland	46	46.0	0	0.0	0	0.0	0	0.0
46	Isle of Wight (3)	0	0.0	0	0.0	0	0.0	0	0.0
47	James City	36	4,158.1	4	3,731.0	0	0.0	0	0.0
48	King and Queen	24	68.8	0	0.0	0	0.0	1	7.0
49	King George	1	126.0	0	0.0	0	0.0	0	0.0
50	King William	1	30.0	0	0.0	1	30.0	0	0.0
51	Lancaster	43	6,370.8	0	0.0	5	607.0	1	4.0
52	Lee	15	2,010.5	0	0.0	2	115.0	3	507.1
53	Loudoun	36	13,490.1	1	7,596.6	0	0.0	4	1,870.8
54	Louisa	15	1,486.9	0	0.0	2	212.2	2	20.5
55	Lunenburg (3)	0	0.0	0	0.0	0	0.0	0	0.0
56	Madison	29	648.8	0	0.0	3	270.0	0	0.0
57	Mathews	1	750.0	0	0.0	1	750.0	0	0.0
58	Mecklenburg	49	3,129.2	1	38.0	2	89.4	0	0.0
59	Middlesex (3)	0	0.0	0	0.0	0	0.0	0	0.0
60	Montgomery (6)	74	4,417.7	0	0.0	4	1,129.4	4	1,167.0
61	Nelson	31	391.7	0	0.0	1	96.0	0	0.0
62	New Kent	46	808.8	1	28.0	3	441.3	1	50.0
63	Northampton	78	767.9	1	0.4	2	7.0	60	521.5
64	Northumberland	2	270.0	0	0.0	0	0.0	0	0.0
65	Nottoway	12	1,222.1	0	0.0	0	0.0	3	527.0
66	Orange	16	629.9	0	0.0	0	0.0	0	0.0
67	Page	146	1,698.0	0	0.0	0	0.0	0	0.0
68	Patrick	10	2,348.0	0	0.0	2	256.0	4	94.0
69	Pittsylvania	228	6,086.2	0	0.0	7	1,030.3	3	779.7
70	Powhatan	16	662.0	0	0.0	0	0.0	7	210.0
71	Prince Edward	15	33,339.4	0	0.0	1	190.0	0	0.0
72	Prince George (2)	99	12,079.8	0	0.0	0	0.0	0	0.0
73	Prince William (7)	194	74,246.9	9	3,085.5	5	1,804.9	76	19,189.0
74	Pulaski (8)	17	560.3	0	0.0	2	44.4	1	300.0
75	Rappahannock	2	423.3	0	0.0	1	133.0	0	0.0
76	Richmond (3)	0	0.0	0	0.0	0	0.0	0	0.0
77	Roanoke	133	15,489.9	5	167.2	6	2,569.9	14	3,206.8
78	Rockbridge	46	961.5	0	0.0	3	90.0	0	0.0
79	Rockingham	456	9,674.9	1	1,800.0	3	207.6	3	245.0
80	Russell	3	507.0	0	0.0	2	220.0	0	0.0
81	Scott	11	1,423.0	0	0.0	1	30.0	1	1,100.0

Parking Garages		Service Stations & Repair Garages		Office, Bank & Professional Buildings		Public Works & Utilities Buildings		Stores and Mercantile Buildings		Other Nonresidential Buildings		
Number	$000	Number	$000	Number	$000	Number	$000	Number	$000	Number	$000	Line
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	41
0	0.0	1	55.0	11	3,094.7	0	0.0	5	4,070.0	74	321.4	42
0	0.0	1	250.0	60	41,428.6	8	7,185.8	55	12,988.1	187	2,229.2	43
0	0.0	4	107.5	6	309.9	0	0.0	25	4,865.3	43	118.0	44
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	46	46.0	45
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	46
0	0.0	0	0.0	0	0.0	0	0.0	3	267.0	29	160.1	47
0	0.0	0	0.0	0	0.0	2	8.9	0	0.0	21	52.9	48
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	126.0	49
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	50
0	0.0	0	0.0	3	2,710.0	4	1,692.9	4	1,250.0	26	106.9	51
0	0.0	2	10.1	0	0.0	1	990.0	4	368.8	3	19.5	52
0	0.0	1	95.0	13	2,744.2	1	5.0	4	806.0	12	372.5	53
0	0.0	2	75.0	2	321.1	1	500.0	4	341.9	2	16.1	54
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	55
0	0.0	0	0.0	1	150.0	1	94.5	2	25.0	22	109.3	56
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	57
0	0.0	0	0.0	3	420.0	0	0.0	5	2,318.0	38	263.8	58
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	59
0	0.0	4	237.0	4	714.0	0	0.0	15	959.5	43	210.8	60
0	0.0	0	0.0	0	0.0	3	156.0	2	100.0	25	39.7	61
0	0.0	0	0.0	0	0.0	0	0.0	1	160.6	40	129.0	62
0	0.0	0	0.0	5	53.5	2	34.5	3	72.0	5	79.0	63
0	0.0	1	70.0	1	200.0	0	0.0	0	0.0	0	0.0	64
0	0.0	1	5.0	2	338.7	0	0.0	4	267.5	2	83.9	65
0	0.0	0	0.0	1	200.0	0	0.0	2	157.0	13	272.9	66
0	0.0	1	5.0	1	259.7	0	0.0	1	38.0	143	1,403.3	67
0	0.0	1	8.0	2	1,690.0	0	0.0	1	300.0	0	0.0	68
0	0.0	9	144.6	5	664.0	4	920.0	10	1,905.0	190	642.6	69
0	0.0	2	49.0	1	145.0	1	4.0	5	254.0	0	0.0	70
0	0.0	0	0.0	2	32,675.0	0	0.0	3	443.0	9	31.4	71
0	0.0	0	0.0	3	238.5	0	0.0	0	0.0	96	11,841.3	72
0	0.0	0	0.0	29	8,783.0	5	294.0	36	40,958.4	34	132.0	73
0	0.0	0	0.0	0	0.0	0	0.0	3	211.0	11	4.9	74
0	0.0	0	0.0	0	0.0	1	290.3	0	0.0	0	0.0	75
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	76
0	0.0	2	113.0	14	4,236.8	7	256.0	9	4,442.6	76	497.7	77
0	0.0	0	0.0	0	0.0	0	0.0	9	781.2	34	90.3	78
0	0.0	2	319.2	2	19.8	2	46.0	17	581.5	426	6,455.8	79
0	0.0	0	0.0	1	287.0	0	0.0	0	0.0	0	0.0	80
0	0.0	1	26.0	1	120.0	0	0.0	3	111.0	4	36.0	81

Table 2. (continued)

Line	Jurisdiction	Total Nonresidential Buildings Authorized		Amusement & Recreational Buildings		Church, Hospital & School Buildings		Industrial Buildings	
		Number	$000	Number	$000	Number	$000	Number	$000
82	Shenandoah	148	11,520.8	0	0.0	2	417.0	1	3,081.1
83	Smyth	18	3,552.0	0	0.0	2	1,575.0	5	1,302.0
84	Southampton	140	2,759.8	0	0.0	1	65.0	8	716.5
85	Spotsylvania	256	10,504.4	1	34.0	4	1,709.7	2	595.0
86	Stafford	38	5,705.2	0	0.0	1	100.0	7	605.0
87	Surry	3	9,240.0	0	0.0	0	0.0	1	80.0
88	Sussex	5	347.0	0	0.0	2	182.0	0	0.0
89	Tazewell	128	3,947.7	2	18.0	8	410.8	2	527.8
90	Warren	83	4,564.8	4	194.9	2	660.0	7	666.9
91	Washington	52	3,219.4	0	0.0	7	392.8	6	1,040.0
92	Westmoreland (9)	0	0.0	0	0.0	0	0.0	0	0.0
93	Wise	31	672.9	1	55.0	1	60.0	1	50.0
94	Wythe	45	1,944.6	1	8.5	2	104.5	1	83.8
95	York	54	11,167.3	4	199.0	3	2,756.0	4	40.0
	CITIES								
96	Alexandria (10)	7	40,207.8	0	0.0	0	0.0	0	0.0
97	Bedford	8	624.7	0	0.0	0	0.0	1	5.6
98	Bristol	52	2,667.3	1	149.5	0	0.0	2	223.3
99	Buena Vista	2	4,700.0	0	0.0	2	4,700.0	0	0.0
100	Charlottesville	41	6,984.6	2	40.0	1	25.0	0	0.0
101	Chesapeake	102	35,988.9	4	267.1	6	3,430.3	19	9,263.6
102	Clifton Forge (3)	0	0.0	0	0.0	0	0.0	0	0.0
103	Colonial Heights	42	2,338.4	0	0.0	1	289.8	0	0.0
104	Covington	6	1,167.2	0	0.0	0	0.0	1	14.0
105	Danville	53	2,330.3	0	0.0	0	0.0	0	0.0
106	Emporia	18	215.4	0	0.0	0	0.0	1	29.0
107	Fairfax	45	24,337.5	0	0.0	2	505.0	1	72.0
108	Falls Church	10	2,558.3	0	0.0	0	0.0	0	0.0
109	Franklin	12	308.6	0	0.0	0	0.0	1	247.0
110	Fredericksburg	27	2,200.4	0	0.0	1	805.0	3	718.7
111	Galax	6	1,430.1	0	0.0	0	0.0	4	1,170.1
112	Hampton	996	22,978.1	0	0.0	2	344.4	30	6,917.3
113	Harrisonburg	55	20,228.1	0	0.0	3	7,111.0	6	6,068.1
114	Hopewell	12	543.7	0	0.0	1	75.0	2	232.3
115	Lexington	1	75.0	0	0.0	1	75.0	0	0.0
116	Lynchburg	75	20,042.8	0	0.0	6	6,650.0	7	2,986.2
117	Manassas	27	11,900.0	0	0.0	5	2,746.7	7	7,847.0
118	Manassas Park	26	3,244.2	0	0.0	0	0.0	8	2,804.5
119	Martinsville	6	2,112.2	0	0.0	0	0.0	0	0.0
120	Newport News	373	43,934.5	10	1,815.1	2	345.0	36	13,895.3
121	Norfolk	218	66,012.4	2	300.0	4	1,662.0	64	9,419.9
122	Norton	3	180.0	0	0.0	0	0.0	3	180.0

Parking Garages		Service Stations & Repair Garages		Office, Bank & Professional Buildings		Public Works & Utilities Buildings		Stores and Mercantile Buildings		Other Nonresidential Buildings		
Number	$000	Number	$000	Number	$000	Number	$000	Number	$000	Number	$000	Line
0	0.0	1	5.0	0	0.0	2	1,960.0	18	4,713.8	124	1,343.9	82
0	0.0	1	200.0	2	90.0	0	0.0	6	310.0	2	75.0	83
0	0.0	2	64.0	0	0.0	0	0.0	6	1,520.9	123	393.4	84
0	0.0	4	581.0	21	3,378.9	0	0.0	50	3,286.3	174	919.5	85
0	0.0	2	290.0	13	1,309.6	0	0.0	6	3,282.1	9	118.5	86
0	0.0	0	0.0	0	0.0	1	8,800.0	0	0.0	1	360.0	87
0	0.0	0	0.0	1	30.0	0	0.0	1	75.0	1	60.0	88
0	0.0	0	0.0	6	227.9	2	55.5	24	1,809.2	84	898.4	89
0	0.0	1	13.9	1	25.0	0	0.0	26	2,952.7	42	51.4	90
0	0.0	9	212.6	6	642.5	1	1.5	8	464.6	15	465.3	91
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	92
0	0.0	2	38.5	5	299.0	0	0.0	0	0.0	21	170.4	93
0	0.0	2	168.0	3	176.0	0	0.0	14	1,356.2	22	47.5	94
0	0.0	3	450.0	14	967.8	2	327.8	21	6,262.7	3	164.0	95
1	9,000.0	0	0.0	6	31,207.8	0	0.0	0	0.0	0	0.0	96
0	0.0	0	0.0	7	619.1	0	0.0	0	0.0	0	0.0	97
0	0.0	0	0.0	6	244.5	0	0.0	25	1,571.7	18	478.3	98
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	99
1	240.0	3	711.0	3	665.7	0	0.0	7	5,146.0	24	156.9	100
0	0.0	5	420.6	40	12,798.5	0	0.0	22	9,620.3	6	188.6	101
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	102
0	0.0	0	0.0	6	435.8	0	0.0	2	1,566.9	33	45.9	103
0	0.0	0	0.0	0	0.0	0	0.0	5	1,153.2	0	0.0	104
0	0.0	0	0.0	2	1,163.0	0	0.0	9	1,128.0	42	39.3	105
0	0.0	0	0.0	5	177.5	0	0.0	0	0.0	12	8.9	106
0	0.0	3	775.9	31	16,967.0	0	0.0	7	5,870.0	1	147.6	107
0	0.0	0	0.0	8	1,107.3	0	0.0	2	1,451.0	0	0.0	108
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	11	61.6	109
0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	22	576.7	110
0	0.0	0	0.0	1	100.0	0	0.0	1	160.0	0	0.0	111
0	0.0	0	0.0	1	910.0	0	0.0	44	11,177.0	919	3,629.4	112
0	0.0	5	726.9	3	540.0	1	35.6	14	5,711.2	23	35.4	113
0	0.0	0	0.0	1	15.0	0	0.0	4	87.0	4	134.4	114
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	115
0	0.0	0	0.0	11	2,687.4	1	28.0	15	7,586.0	35	105.2	116
0	0.0	0	0.0	1	402.1	0	0.0	4	602.0	10	302.2	117
0	0.0	1	170.0	1	150.0	0	0.0	1	110.0	15	9.6	118
0	0.0	2	115.0	2	1,803.2	0	0.0	2	194.0	0	0.0	119
0	0.0	11	1,392.5	61	18,547.8	6	618.0	33	6,819.9	214	500.9	120
2	9,100.0	0	0.0	15	40,760.4	0	0.0	24	4,385.5	107	384.6	121
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	122

Table 2. (continued)

Line	Jurisdiction	Total Nonresidential Buildings Authorized		Amusement & Recreational Buildings		Church, Hospital & School Buildings		Industrial Buildings	
		Number	$000	Number	$000	Number	$000	Number	$000
123	Petersburg	31	1,747.8	1	150.0	2	295.0	0	0.0
124	Poquoson	2	116.0	0	0.0	1	110.0	0	0.0
125	Portsmouth	266	13,289.0	0	0.0	2	454.5	4	4,345.0
126	Radford (3)	0	0.0	0	0.0	0	0.0	0	0.0
127	Richmond	139	36,483.0	6	639.5	4	530.9	14	4,212.8
128	Roanoke	157	15,648.2	1	600.0	1	1,600.0	10	1,887.5
129	Salem	54	7,627.1	0	0.0	2	70.0	13	3,797.2
130	South Boston	3	2,129.0	0	0.0	0	0.0	0	0.0
131	Staunton	22	451.9	0	0.0	0	0.0	2	65.0
132	Suffolk (11)	206	3,855.7	0	0.0	0	0.0	0	0.0
133	Virginia Beach	656	68,707.3	20	3,296.7	13	9,108.5	11	1,283.0
134	Waynesboro	39	808.6	0	0.0	2	470.0	2	50.0
135	Williamsburg	15	3,789.4	1	400.0	1	900.0	0	0.0
136	Winchester	71	11,156.5	1	65.0	1	399.0	5	1,290.0
	PLANNING DISTRICTS								
137	LENOWISCO	60	4,286.4	1	55.0	4	205.0	8	1,837.1
138	Cumberland Plateau	159	7,915.7	2	18.0	14	889.8	4	926.0
139	Mount Rogers	285	14,751.6	3	160.0	17	2,738.7	19	3,856.2
140	New River Valley	120	7,462.5	0	0.0	9	1,580.8	8	2,405.0
141	Fifth	421	70,552.5	7	773.2	11	4,361.4	42	38,063.2
142	Central Shenandoah	894	46,458.8	6	2,022.5	15	12,803.6	14	6,778.1
143	Lord Fairfax	617	41,106.4	7	284.0	16	8,102.7	31	8,727.0
144	Northern Virginia	964	593,356.6	10	10,682.1	33	20,819.4	179	53,144.2
145	Rappahannock-Rapidan	252	17,890.8	2	195.0	6	922.0	14	2,877.0
146	Thomas Jefferson	361	25,081.8	5	112.0	11	1,543.7	14	5,262.2
147	Central Virginia	266	28,142.4	6	286.8	12	7,246.6	16	4,210.4
148	West Piedmont	661	24,403.5	7	159.3	21	2,994.1	13	2,130.8
149	Southside	119	7,587.3	2	38.8	13	278.8	32	726.8
150	Piedmont	63	36,254.6	0	0.0	9	897.5	10	945.3
151	Richmond Regional	897	161,476.2	23	1,791.8	29	7,960.7	53	11,308.5
152	RADCO	341	19,009.6	2	39.0	7	2,679.7	17	2,070.7
153	Northern Neck	45	6,640.8	0	0.0	5	607.0	1	4.0
154	Middle Peninsula	81	5,448.0	0	0.0	6	4,350.0	1	7.0
155	Crater	239	27,084.5	1	150.0	6	841.8	4	341.3
156	Southeastern Virginia	1,600	190,921.7	26	3,863.8	26	14,720.3	107	25,275.0
157	Peninsula	1,476	86,143.4	19	6,145.1	9	4,455.4	70	20,852.6
158	Accomack-Northampton	128	2,478.2	3	25.4	5	390.2	60	521.5
159	Virginia	10,049	1,424,453.4	132	26,801.8	284	101,389.2	717	192,269.9

Parking Garages		Service Stations & Repair Garages		Office, Bank & Professional Buildings		Public Works & Utilities Buildings		Stores and Mercantile Buildings		Other Nonresidential Buildings		
Number	$000	Number	$000	Number	$000	Number	$000	Number	$000	Number	$000	Line
0	0.0	2	77.0	4	275.0	0	0.0	3	820.0	19	130.8	123
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	6.0	124
0	0.0	0	0.0	2	1,330.0	3	598.4	38	5,534.8	217	1,026.3	125
0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	126
2	5,418.0	5	1,164.6	15	17,819.8	0	0.0	19	6,211.3	74	486.1	127
0	0.0	2	222.0	11	2,480.2	0	0.0	119	8,814.7	13	43.8	128
0	0.0	1	40.0	4	298.5	0	0.0	13	3,397.7	21	23.7	129
0	0.0	0	0.0	0	0.0	0	0.0	2	1,180.0	1	949.0	130
0	0.0	0	0.0	3	325.0	0	0.0	1	30.0	16	31.9	131
0	0.0	0	0.0	0	0.0	0	0.0	18	3,289.3	188	566.4	132
0	0.0	5	542.5	47	15,879.6	7	157.0	107	36,619.9	446	1,820.0	133
0	0.0	1	50.0	1	166.2	0	0.0	0	0.0	33	72.4	134
0	0.0	0	0.0	3	1,514.6	0	0.0	2	960.0	8	114.8	135
0	0.0	0	0.0	6	5,662.0	0	0.0	28	3,572.9	30	167.6	136
0	0.0	5	74.6	6	419.0	1	990.0	7	479.8	28	225.9	137
0	0.0	3	248.6	10	2,015.8	3	354.6	33	2,491.6	90	971.3	138
0	0.0	14	741.5	20	1,489.8	1	1.5	62	4,221.0	149	1,542.6	139
0	0.0	4	237.0	5	1,154.0	7	315.0	19	1,470.5	68	300.2	140
0	0.0	11	1,112.0	29	7,015.5	9	386.0	152	18,139.3	160	702.0	141
0	0.0	12	1,281.6	9	1,051.0	6	291.2	56	13,324.2	776	8,906.7	142
0	0.0	5	653.9	15	6,125.2	2	1,960.0	76	11,699.4	465	3,554.2	143
3	24,800.0	5	1,040.9	251	337,157.8	6	299.0	300	139,232.0	177	6,180.9	144
0	0.0	2	225.0	7	1,445.0	2	384.8	21	8,429.4	198	3,412.6	145
1	240.0	7	838.0	10	5,397.8	7	988.0	24	7,323.3	282	3,376.7	146
0	0.0	18	409.0	28	4,850.4	13	245.2	44	9,958.0	129	936.1	147
0	0.0	17	391.1	21	5,821.6	14	1,015.2	61	9,586.5	507	2,305.0	148
0	0.0	0	0.0	3	420.0	0	0.0	7	3,498.0	62	2,624.9	149
0	0.0	3	23.7	9	33,177.8	0	0.0	11	803.0	21	407.3	150
2	5,418.0	12	1,873.6	156	86,423.5	14	8,947.8	113	33,575.7	495	4,176.8	151
0	0.0	6	871.0	37	4,879.8	2	90.0	59	6,615.2	211	1,764.3	152
0	0.0	1	70.0	4	2,910.0	4	1,692.9	4	1,250.0	26	106.9	153
0	0.0	2	33.5	6	280.0	4	68.9	8	492.5	54	216.1	154
0	0.0	2	77.0	22	1,288.4	1	8,800.0	12	2,737.4	191	12,848.6	155
2	9,100.0	12	1,027.1	104	70,768.5	10	755.4	215	60,970.7	1,098	4,440.9	156
0	0.0	14	1,842.5	79	21,940.2	8	945.8	103	25,386.6	1,174	4,575.2	157
0	0.0	1	17.0	6	58.5	3	59.5	17	1,242.1	33	164.0	158
8	39,558.0	156	13,088.6	837	596,089.7	117	28,590.8	1,404	362,926.2	6,394	63,739.2	159

Notes to Table 1 and Table 2

NA Data not available

(1) Onancock Town did not report. The balance of Accomack County reported 12 months.

(2) Reported 11 months.

(3) Did not report.

(4) Bowling Green Town did not report. The balance of Caroline County reported 12 months.

(5) Reported nine months.

(6) Blacksburg Town did not report. The balance of Montgomery County reported 12 months.

(7) Occoquan Town reported nine months. The balance of Prince William County reported 12 months.

(8) Dublin Town reported ten months. The balance of Pulaski County reported 12 months.

(9) Colonial Beach Town did not report. The balance of Westmoreland County reported 12 months.

(10) Reported two months.

(11) Reported ten months.